

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant
for Hazardous Substance & Petroleum Brownfields**

Cooperative Agreement No. BF-00E02304-1

**Quarterly Report No. 6
2nd Quarter – Fiscal Year 2019
January 1, 2019 – March 31, 2019**

Submitted by:
Debora M. Sielski, Deputy Planning & Parks Administrator
Washington County Planning & Parks Department

April 30, 2019

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E02304-1**

A. Project Title

Community Wide Assessment for Haz and Pet – Washington Co. WI

B. Name of Grantee

Washington County
333 E. Washington Street, Suite 2300
West Bend, WI 53095-2003

C. Cooperative Agreement

No.: BF-00E02304-1

Date of Award: 10/11/2017

Project Dates: 10/1/2017 – 09/30/2020

Grant Amount:

\$300,000 – Hazardous Substance Brownfields

\$300,000 – Petroleum Brownfields

D. Project Contact(s)

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I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 2nd quarter of Fiscal Year (FY) 2019 (January 1 through March 31, 2019) for implementation of the United States Environmental Protection Agency (U.S. EPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the U.S. EPA in 2017. Washington County Planning and Parks Department is responsible for administering the grants.

The County's U.S. EPA-approved Implementation Work Plan describes five (5) tasks that are to be completed using funding from the grants. This report describes the status of each task as of March 31, 2019, provides an estimate of the degree of completion of each task, and provides a list of deliverables associated with each task. The tasks are described below:

Task No.	Task Name
0	Programmatic Activities
1	Brownfields Inventory and Site Prioritization
2	Conduct Phase I Environmental Site Assessment (ESAs)
3	Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities
4	Community Brownfields Area-Wide Redevelopment Planning
5	Community Outreach and Involvement

II. BUDGET OVERVIEW

The USEPA awarded a total grant of \$600,000 to the County including \$300,000 for Hazardous Substance Brownfields Assessment and \$300,000 for Petroleum Brownfields Assessment. The Assessment Grant budget includes \$7,800 for direct expenses for the County (travel and supplies) and \$592,200 for contracted services provided by environmental and other consulting firms. The total budget period cost is \$694,162.00 of which \$94,162 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson, Village of Richfield, and Economic Development Washington County (EDWC).

The projects funded by this grant will advance the goals of the County's Site Redevelopment Program (SRP) and continue successes achieved to date through implementation of a previous U.S. EPA Brownfields Assessment Grant awarded in FY2014.

Building on the success of the FY2014 Assessment Grant, all five of the original Redevelopment Coalition members have committed to continuing their support for the County SRP and have entered into updated memorandums of agreement. As part of developing the grant, meetings were held with Coalition members to discuss priority redevelopment areas for possible future assessment. Each of the Coalition members selected the site or area that was their highest priority in need of assessment. Assessment needs for these sites are expected to utilize approximately one-third (\$200,000) of the grant funds with \$40,000 allocated for each of the Coalition partners. Additional sites will be selected based on the previously completed inventory and prioritization, as well as updates to be completed as part of the FY2017 grant.

There were no budget reallocation requests submitted to the U.S. EPA Project Officer during the 2nd Quarter FY 2019. Budget allocations are outlined below.

Budget				
Task No.	Task Description	Approved Budget as of 12/31/2018 (includes requests 1-4*)	No Reallocation Requests this Quarter	Current U.S. EPA Approved Budget as of 03/31/2019
0	Programmatic Activities	\$23,450.00	0.00	\$23,450.00
1	Brownfields Inventory and Site Prioritization	\$30,000.00	\$0.00	\$30,000.00
2	Phase I ESAs	\$96,000.00	\$0.00	\$96,000.00
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$293,088.00	\$0.00	\$293,088.00
4	Community Brownfields Area-wide Redevelopment Planning	\$50,000.00	\$0.00	\$50,000.00
5	Community Outreach and Involvement	\$107,462.00	\$0.00	\$107,462.00
	Total USEPA Grant	\$600,000	\$0	\$600,000

***US EPA Approved Budget Reallocation Requests**

Request 1 – \$32,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - \$10,000 for Stantec and \$22,000 for Vandewalle to attend Site Redevelopment Committee (SRC) and Project Management Team (PMT) meetings, provide assistance with reports, complete fact sheets, etc. for remainder of grant period. US EPA approval on 12/13/2018.

Request 2 – \$2,150.00 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) – for Vandewalle to provide assistance with required US EPA quarterly reporting. US EPA approval on 12/13/2018.

Request 3 – \$3,762.00 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - for EDWC to complete the Rock Falls Summit microsite. US EPA approval on 12/13/2018.

Request 4 – \$10,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for the development of SRP Sustainability Strategies. US EPA approval on 12/13/2018.

III. MODIFICATIONS TO THE WORK PLAN

No modifications to the Work Plan were implemented during the 2nd Quarter of FY 2019. Below are the current deliverables for the Implementation Work Plan.

Current Deliverables - 2nd Q FY2019

Type of Work Task	No. Of Deliverables in Implementation Work Plan	Approved Deliverables as of 12/31/2018	No Modifications to Work Plan Deliverables this Quarter	Current No. of Deliverables as of 3/31/2019
Phase I ESAs	24	24	0	24
Phase II ESAs	15	13	0	13
Asbestos & Haz. Material Surveys	8	8	0	8
ROARs and/or RAPs	6	6	0	6

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of March 31, 2019, including a summary of projects and activities approved, completed, or in progress. Also summarized are deliverables for each task, an estimate of the percent complete, and a summary of scheduled activities to be performed during the 3rd Quarter of FY 2019.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant quarterly reports, quarterly Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting, and general communications about the Cooperative Agreement to the U.S. EPA. The current budget for this Task is \$23,450 which includes travel costs to attend U.S. EPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

As part of advancing the County's SRP and coordination of the Site Redevelopment Committee (SRC) and Coalition during the FY2014 grant, the County advanced a qualifications-based procurement process meeting the requirements of 40 CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites. The procurement process resulted in six proposals. Two firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed which included the potential application for future brownfield assessment grants with Stantec Consulting Services Inc (Stantec).

In 2016, the County legal department reviewed the completed procurement process for consistency with U.S. EPA's updated procurement rules as detailed in CFR 200.317-326, and determined that the process used for the initial procurement was fully compliant with the updated requirements. The County reviewed the procurement process and scope for the initial request for qualifications with the U.S. EPA Project Officer, who confirmed that the process appeared to be compliant with the updated procurement requirements applicable to the FY2017 grant. The contract with Stantec was amended through execution of a new task order obligating the consultant to comply with the requirements of the FY2017 work plan and the cooperative agreement.

The County worked with the Project Team (Stantec, and Stantec subconsultants Vandewalle & Associates Inc. [Vandewalle], and EDWC) to complete the detailed roles and responsibilities as part of the contract with Stantec for grant implementation services. Vandewalle will assist with programmatic activities (Task 0) brownfields inventory and prioritization (Task 1), remedial action planning (Task 3), community brownfields area-wide redevelopment planning (Task 4), and community outreach and involvement (Task 5). EDWC will assist with Tasks 0, 1, 3, 4, and 5 to include return on investment (ROI) impact analysis for brownfield redevelopment projects. The

County and Stantec will assist with all tasks. Further detail is provided in the following sections.

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, the County finalized the memorandum of Agreements (MOAs) for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018. All MOAs were signed by coalition partners and submitted to the U.S. EPA on March 15, 2018. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the U.S. EPA. The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, the County reviewed and approved the proposed contracts between Stantec and subconsultants Vandewalle and EDWC. Stantec then executed the subcontracts. The County prepared and submitted the Quarterly Report for the 2nd quarter of FY2018 on April 30. Stantec obtained ACRES identification numbers for the Former Barton Elementary School Property (No. 237327) located in the City of West Bend and the Former Jackson Mill Property (No. 237326) located in the Village of Jackson. Stantec assisted in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition Assessment Grants makes this a necessity. Initially, contract invoice summaries were streamlined to provide necessary data required to track and report financial data for the County, Stantec, Vandewalle, and EDWC as well as in-kind services for the Coalition partners. Additional streamlining measures will be evaluated and implemented during the 4th Quarter of FY2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County prepared and submitted the Quarterly Report for the 3rd quarter of FY2018 on July 30. Stantec obtained the ACRES identification number for the Former Brandt Printing, Inc. Property (No. 237555) in the Village of Slinger.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County prepared and submitted the Quarterly Report for the 4th quarter of FY2018 on October 30. A subconsultant contract was set up between Stantec and Patek Hospitality Consultants, Inc. for a Hotel Market Study, which was approved by U.S. EPA on September 24, 2018. The budget reallocations and Work Plan modifications described in Sections II. and III. were also developed and completed. ACRES reporting was also completed.

2nd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY2019 on January 30. Stantec obtained the ACRES identification numbers for Site Nos. 5 through 16 on the table below and related to the Former West Bend Brewery Property,

1	Site Name	Address	ACRES Property ID
2	Former Jackson Mill	W208 N16730 S. Center Street, Jackson, WI 53037	237326
3	Former Barton Elementary School	614 School Place, West Bend, WI 53090	237327
4	Brandt Printing	323 Slinger Road, Singer, WI 53086	237555
5	32 S Main Street	32 S Main Street, Hartford, WI 53027	239362
6	West Bend Brewing	445 N Main Street, West Bend WI	239363
7	Former Jerry's Dry Cleaning	28 S Main Street, Hartford, WI 53027	239364
8	24 S Main Street	24 S Main Street, Hartford, WI 53027	239366
9	Downtown Riverwalk West Section - Site 1	526 W Washington Street, West Bend, WI	239365
10	Downtown Riverwalk West Section - Site 2	Hwy 33 Legal, West Bend, WI	239367
11	Downtown Riverwalk West Section - Site 3	Mill Street, West Bend, WI	239368
12	Downtown Riverwalk West Section - Site 4	215 N Main Street, West Bend, WI	239369
13	Downtown Riverwalk West Section - Site 5	507 W Washington Street, West Bend, WI	239370
14	Downtown Riverwalk West Section - Site 6	S Main Street & West Bank Legal, West Bend, WI	239371
15	Downtown Riverwalk West Section - Site 7	Service Dr. Legal, West Bend, WI	239372
16	Downtown Riverwalk West Section - Site 8	N Main Street, West Bend, WI	239373
17			

Downtown Riverwalk – West Section Properties in West Bend, and the Main Street Properties in the City of Hartford.

D. Activities or Projects in Progress

The County finalized the MOAs for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018.

2nd Quarter of FY 2018

Stantec drafted subconsultant contracts with Vandewalle and EDWC and submitted for their review.

3rd Quarter of FY 2018

Additional programmatic streamlining measures were evaluated for implementation.

4th Quarter of FY 2018

The County and the Partners initiated evaluation of real time project tracking via the County ARCGIS web application to further streamline project tracking.

1st Quarter of FY 2019

Evaluation of the use of ACRES 6.0 for submitting quarterly reports was ongoing. ACRES 6.0 has not yet been implemented by U.S. EPA.

2nd Quarter of FY 2019

Evaluation of the use of the Washington County GIS system for real time tracking of the project status continued. The potential to use ACRES 6.0 for submitting quarterly reports was also evaluated.

E. Deliverables

2nd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2018 on April 30th.

4th Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2018 on July 30th.

1st Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY 2018 on October 30th.

2nd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2019 on January 30th.

F. Percent Complete and Scheduled Activities

This task is currently approximately 50% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include finalizing the MOAs with Coalition Partners and ongoing oversight of project activities and required reporting.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition Assessment Grants makes this a necessity. Other measures to streamline data management will also be evaluated. Stantec, Vandewalle and EDWC will finalize their contracts.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will continue to assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting. Other measures to streamline data management will also be evaluated.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County will continue evaluation and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, ACRES numbers will be requested for the Former West Bend Brewery Property, the West Bank Properties in West Bend, and the Main Street Properties in the City of Hartford. The County will continue evaluation of use of ACRES 6.0 to submit quarterly reports and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, the County will continue to provide programmatic reporting and the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting. Other measures to streamline data management will also be evaluated.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes the County working with Stantec and Vandewalle to build from the successful inventory and prioritization process completed in 2015, by integrating new sites into the inventory and removing sites that have been redeveloped. This task has a budget of \$30,000. The grant will fund ongoing site inventory and prioritization updates using the process developed in 2015. The County will integrate the Sanborn Fire Maps (purchased as part of the FY2014 grant) into the County Web Application Gallery. In an effort to create a sustainable redevelopment inventory and prioritization process, the County will work with Stantec and Vandewalle to develop a geographic information system (GIS) Web-based tool for local governments to update inventory and prioritize potential redevelopment sites within their community. This will streamline the current review process for the SRC when determining funding priorities. This task will also allow for enhanced systemization to EDWC's Brownfield Site Readiness Certification process, including the continued updates to the online Redevelopment Tool including additional database GIS layers by the EDWC and a qualified consultant.

The current budget for Task 1 is \$30,000.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, Vandewalle reviewed the site redevelopment inventory materials from the previous grant in anticipation of developing the process to update the inventory for this grant.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Vandewalle and Stantec participated in conference call meetings with all coalition partners to discuss the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues in order to update the inventory and site selection/prioritization. Vandewalle also met internally to review past inventory process (i.e., site scoring criteria, etc.) and options for updating. Vandewalle also prepared a presentation for the SRC meeting on May 22 for further input from the Coalition Partners. Vandewalle also lead discussion regarding addition of new sites, removal of “completed” sites, and integration with the County GIS.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County, EDWC and subconsultants Vandewalle and Stantec met to update the inventory and site prioritization process to include new sites and remove “completed” sites. The new sites were also added to the online inventory map (GIS web map). The scoring process from 2015 (previous grant) was also reviewed. The new list of sites was scored for environmental, economic development potential, and other criteria. The new list and prioritization of sites was presented at the September 5, 2018 SRC meeting and was approved by the SRC.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

2nd Quarter of FY 2019

A phone call was conducted with the Village of Jackson to discuss potential future sites on March 18. The Village indicated that they will reevaluate their needs this fall.

D. Activities or Projects in Progress

2nd Quarter of FY 2018,

The County Project Manager, Stantec and Vandewalle is currently meeting with coalition partners including the City of Hartford, City of West Bend, Village of Richfield, Village of Slinger and Village of Jackson to confirm priority sites, discuss the status of existing known brownfield sites, any newly identified sites and prioritization/schedule of planned redevelopment projects.

3rd Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

4th Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued finalization of the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

1st Quarter of FY 2019

None.

2nd Quarter of FY 2019

None.

E. Deliverables

1st Quarter of FY 2019

Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

2nd Quarter of FY 2019

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 95% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include initiating the update to the Brownfields Inventory and Prioritization.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, Vandewalle and Stantec will be developing the process to update the existing site redevelopment inventory and prioritization of the top 15 sites for discussion with the SRC scheduled for May 22, 2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, The County Project manager, Vandewalle, and Stantec are continuing the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, The County Project Manager, Vandewalle, and Stantec will finalize the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

2nd Quarter of FY 2019

None. This task is complete.

3rd Quarter of FY 2019

None. This task is complete pending identification of additional sites by the Coalition Partners.

Task 2 – Conduct Phase I Environmental Site Assessments

A. Task Description

This task includes conducting Phase I ESAs. Under the direction of the County, the environmental consulting firm will complete Phase I ESAs at 24 sites. Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to the U.S. EPA (for hazardous substance brownfields) or Wisconsin Department of Natural Resources (WDNR; for petroleum brownfields) for approval. Upon confirmation of eligibility, the County will execute access agreements for each parcel to be inspected as part of the Phase I ESAs, or potentially subject to Phase II ESAs as part of Task 3. Phase I ESAs will be completed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.

This task has a budget of \$96,000.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

The eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson were approved by U.S. EPA.

4th Quarter of FY 2018

The eligibility determinations for work to be performed for the Former West Bend Brewing Site in West Bend and Brandt Printing, Inc. Site in Slinger were approved by WDNR and U.S. EPA, respectively.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 11, 2018. EPA approved the determination on October 17. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. EPA approved the eligibility determination the same

day. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12. WDNR approved the eligibility determinations on October 18. The EPA and WDNR approvals are provided in Attachment A.

The WDNR approved the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 23 and October 18, respectively.

2nd Quarter of FY 2019

Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 26. The WDNR approved the determination on March 7.

The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The EPA approved the determinations on February 13. The petroleum eligibility determinations were submitted to the WDNR on February 12 and approved by the WDNR on February 26.

The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 11 and approved by the WDNR on March 22.

The EPA and WDNR approvals are provided in **Attachment A.**

C. Completed Activities or Projects

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson. The eligibility determinations were approved by U.S. EPA and site access agreements were executed with the County. The Phase I ESA site visits were completed by Stantec on June 21, 2018. Stantec also initiated preparation of eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The Phase I ESA report for the Former Barton Elementary School Property was completed and submitted on July 6, 2018.

The Phase I ESA report for the Former Jackson Mill Property was also completed and submitted on July 6, 2018.

The petroleum eligibility determination request for the Former West Bend Brewing Site was submitted to the WDNR on August 2. WDNR approved the request on August 10, 2018.

Stantec completed the eligibility determination request for work to be performed for the Brandt Printing, Inc. Site on August 14. The U.S. EPA approved the eligibility determination request the same day. Following final approval of the site access agreement on August 22, Stantec completed the site visit on August 23, 2018. The Phase I ESA report was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the eligibility determination for the West Bank properties in West Bend and submitted it to USEPA on October 11, 2018. USEPA approved the initial eligibility determination on October 17, 2018. Based on further review of the area and survey modifications, it was determined to add two parcels to the eligibility determination and too also submit an eligibility determination for Petroleum.

Stantec submitted the eligibility determination for the West Bend Brewery Property to U.S. EPA on October 11. U.S. EPA approved the determination on the same day. Phase I ESA research was initiated.

Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 12. The WDNR approved the eligibility determinations on October 23 and October 18, respectively.

2nd Quarter of FY 2019

As described above, Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 25. The WDNR approved the determination on March 7.

The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The EPA approved the determinations on February 13. The petroleum eligibility determinations were submitted to the WDNR on February 12 and approved by the WDNR on February 26.

The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 11 and approved by the WDNR on March 22.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is working to complete an eligibility determination for work to be performed for the Former Barton Elementary School property in West Bend.

3rd Quarter of FY 2018

Stantec is working to complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill Property in Jackson.

Stantec is also completing eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The hazardous substance eligibility determination request for the Former West Bend Brewing Site was initiated and include the adjacent car wash and vacated street parcels. The County and Stantec also continued preparation of eligibility determinations for the “West Bank” properties located in West Bend.

1st Quarter of FY 2019

Stantec initiated preparation of eligibility determinations for the Main Street parcels in Hartford.

2nd Quarter of FY 2019

Stantec completed the Phase I ESA site reconnaissance for the Former West Bend Brewery property on January 24 and prepared an internal Phase I ESA report draft. Pending receipt of owner and user questionnaires, the report will be finalized.

The County executed site access agreements for the Downtown Riverwalk – West Section parcels in West Bend (2/22/2019 for City-owned parcels and 3/7/2019 215 Main Street.) BL Branch Group did not sign the agreement, but sent a letter allowing Phase I ESA activities only. Stantec initiated Phase I ESA research and conducted the Phase I ESA site reconnaissance on March 21. Preparation of an internal Phase I ESA report draft was initiated.

The County executed site access agreements for the 24, 28, and 32 S. Main Street parcels on March 11. Phase I ESA research was initiated.

E. Deliverables

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson (Attachment A).

4th Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former West Bend Brewing Site and the Brandt Printing, Inc. Site in the Village of Slinger (Attachment A). The Phase I ESA report for the Brandt Printing, Inc. Site was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 17, 2018. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12.

2nd Quarter of FY 2019

Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 25. The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 1.

F. **Percent Complete and Scheduled Activities**

This task is currently approximately 30% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include the County submitting eligibility determination requests, and provided sites are eligible, completing Phase I ESAs for high priority sites during the 3rd Quarter of FY2018.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Phase I ESAs will be scheduled and implemented. An eligibility determination and subsequent Phase I ESA will be performed for the Former Barton Elementary School property in the City of West Bend. The property is targeted for adaptive reuse of the historic school building as well as construction of additional buildings and facilities for affordable and market rate apartments.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill site in Jackson. Stantec will also complete the eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend. Phase I ESAs will be completed, as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County and Stantec will complete the hazardous substance eligibility determination request for the Former West Bend Brewing Site and the “West Bank” properties located in West Bend. Phase I ESAs will be completed, as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, the eligibility determinations for the Main Street Properties in Hartford and the West Bank Properties in West Bend will be completed and Phase I ESAs initiated, as appropriate. The Phase I ESA will be completed for the West Bend Brewery Property.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, The Phase I ESA reports will be completed for Former West Bend Brewery property, the 24, 28, and 32 S. Main Street parcels in Hartford, and Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend

Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities

A. Task Description

This task includes conducting phase II ESAs, site investigations, and remedial/ reuse planning. On sites that meet the site-specific eligibility requirements, and are approved for use of U.S. EPA funds, by the U.S. EPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the County may use the assessment funds to conduct Phase II ESAs, site investigations, remedial planning and other brownfield reuse planning activities. Phase II site investigation activities are likely to include soil and groundwater sampling and may include magnetometer surveys, trenching to confirm anomalies, asbestos surveys and sampling for other hazardous building materials. Additional field services provided by U.S. EPA may include geophysical characterization, such as ground penetrating radar or electro-magnetic surveys. Greener and Sustainable Remediation principles will be incorporated into project tasks using the ASTM Greener Cleanup Standard Guide.

This task has a current budget of \$293,088 which includes completion of annual updates to the existing approved QAPP. Eligibility determinations (EDs) and/or access agreements may also be completed for Task 3 for any properties for which these were not performed as part of Phase I ESAs conducted as part of Task 2. It is anticipated that the scope of work and deliverables for this task to be completed by the environmental consulting firm will include:

- Approximately eight (8) site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs);
- Approximately fifteen (13) Phase II ESAs;
- Six (6) remedial action options reports (ROARs) and/ or remedial action plans (RAPs).
- Eight (8) asbestos and hazardous materials pre-demolition or renovation surveys.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

U.S. EPA approved the sampling and analysis plan (SAP) for the Phase II ESA at the Former Barton Elementary School Site on September 12. Use of funds for reuse and remedial costing was approved by U.S. EPA for the Former Niphos Site on July 23.

C. **Completed Activities or Projects**

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, Stantec initiated completion of the annual Quality Assurance Project Plan (QAPP) update.

3rd Quarter of FY 2018

Stantec attended a QAPP update call with Jan Pels and Stephanie Ross of U.S. EPA and Deb Sielski of the County on May 29, 2018. Based on the results of the call the QAPP update was completed, reviewed by the County and submitted to U.S. EPA on June 19, 2018. U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Stantec completed the Phase II ESA report for the Former Barton Elementary School Site (October 26, 2018). Remedial Planning including discussions with the WDNR and developer and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

2nd Quarter of FY 2019

A meeting was held with the City of West Bend on February 11 at County offices to discuss initiation of the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend. A site visit to view the property and clear underground utilities was conducted by Stantec and the City on February 14. On-site drilling and sampling were conducted on March 6th and 7th. Report preparation was initiated.

The Phase II ESA report for the former Barton Elementary School Property in West Bend was submitted to EPA. The Remedial Action Plan/Soil Management Plan was initiated.

Preparation of the Sampling and Analysis Plan for the Downtown Riverwalk – West Section in West Bend was initiated.

The Remedial Alternative Evaluation and Reuse Planning report for the former Niphos Coatings, Inc. Property was finalized per Village of Slinger comments and submitted on February 6. A meeting was held at Village of Slinger offices on March 8 to discuss next steps and redevelopment of the property.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is coordinating with Jan Pels and Stephanie Ross of the U.S. EPA to complete the QAPP update.

3rd Quarter of FY 2018

Discussions began regarding completion of the Bermico Property site investigation in West Bend.

4th Quarter of FY 2018

Site field work for the Former Barton Elementary School was coordinated including coordination with site contractors, the laboratory and school district (owner). The site geophysical survey was performed on September 17 and borehole locations marked. Soil boring and groundwater monitoring well installation was performed on September 19 and 20th, 2018. Soil samples were submitted to the analytical laboratory. Groundwater samples were collected on September 21, 2018. Field data reduction was initiated (borehole logs, tables, etc.). Report preparation was initiated.

Stantec reviewed the previous approved SAP for the Former Bermico Site and evaluated tasks required to move the project forward. Stantec met with the City of West Bend and Washington County to discuss appropriate actions with respect to the property owner.

Stantec and Vandewalle attended a call with the City of Slinger regarding reuse scenarios for the former Niphos Site. Stantec initiated cost estimating for the reuse scenarios and discussed the project further with the County.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, remedial planning for the former Barton Elementary School including discussions with the WDNR and developer, and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

2nd Quarter of FY 2019

Report preparation for the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend was ongoing.

Preparation of the Remedial Action Plan/Soil Management Plan for the former Barton Elementary School Property in West Bend was ongoing.

Preparation of the Sampling and Analysis Plan for the Downtown Riverwalk – West Section in West Bend was ongoing.

E. Deliverables

3rd Quarter of FY 2018

The QAPP Update was submitted to USEPA on June 19, 2018.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

Stantec issued a reliance letter for the Phase I and II ESAs for the Former Barton School property to the developer's financial backers. Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12.

2nd Quarter of FY 2019

The Phase II ESA report for the former Barton Elementary School Property in West Bend was submitted to EPA. The Remedial Alternative Evaluation and Reuse Planning report for the former Niphos Coatings, Inc. Property was finalized per Village of Slinger comments and submitted on February 6.

F. Percent Complete and Scheduled Activities

This task is currently 30% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include the environmental consulting firm updating the existing approved QAPP.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will prepare a cost estimate for additional remedial scenarios associated with reuse options at the Niphos Coatings site, which was assessed as part of the FY2014 grant. As applicable, Phase II ESA activities will be conducted. Stantec may begin Phase II ESA activities at the former Bermico site.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, it is anticipated that site investigation activities will be initiated at the Bermico property in West Bend. Based on the results of the Phase I ESAs to be completed, sampling and analysis plans and Phase II ESAs will be initiated as applicable. Stantec and Vandewalle will prepare redevelopment scenarios and cost estimates associated with reuse of the Niphos Coatings site in the Village of Slinger, which was assessed as part of the FY2014 grant.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the Phase II report for the Former Barton Elementary School Site will be completed. Reuse scenario costing for the Former Niphos Site will also be completed. Site investigation activities will be initiated at the Former Bermico Site.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, preparation of a materials management plan for the Former Barton Elementary School Property will be completed. The Former Niphos property remediation scenario report will be revised to incorporate the comments received.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, preparation of a Remedial Action Plan/Soil Management Plan for the Former Barton Elementary School Property will be completed. The Phase II ESA report for the Former Bermico/ Line Material Co. Property in West Bend will be completed. The Sampling and Analysis Plan and the Phase II ESA reports for the Downtown Riverwalk – West Section in West Bend will be completed.

Task 4 – Community Brownfields Area-wide Redevelopment Planning

A. Task Description

This task includes area-wide redevelopment planning. There are at least six large sites or clusters of contiguous smaller sites within the target areas for which it is anticipated that area-wide planning will be a key to advancing sites beyond assessment to redevelopment. The community areas and specific sites on which reuse planning will be performed will be determined by the County and SRC in response to development proposals and/or requests from the coalition members.

This task has a budget of \$50,000. It is anticipated that the scope of work and deliverables for this task to be completed by the consulting firm will include 2 smaller

area-wide plans and 1 larger area-wide plans. Areas will be determined by the Coalition and relate to high priority sites as identified in the site prioritization process and community needs.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

4th Quarter of FY 2018

The U.S. EPA approved using grant funds for a hotel market study for the Former Gehl Site in West Bend on September 24.

1st Quarter of FY 2019

The U.S. EPA approved a planning study for downtown Slinger on December 10.

2nd Quarter of FY 2019

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, EDWC met with the Village of Germantown to discuss area-wide planning needs tied to development opportunity pressing on the I-41 / Holy Hill / Rail corridor.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, representatives of Stantec, the County, Vandewalle, and the City of West Bend met on May 17 with a prospective developer regarding redevelopment and remediation of the former Gehl manufacturing site. Redevelopment planning for the Site and surrounding area was initially discussed. EDWC completed acquisition and development of an IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY2014 assessment grant.

4th Quarter of FY 2018

The County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Patek Hospitality Consultants, Inc. completed Phase I of the hotel market study for the Former Gehl property in West Bend dated December 21. Conclusions were that a hotel downtown on the former Gehl property was a viable option. The study included interviews with multiple hotel chains and local businesses as well as an evaluation to the existing hotel market. The potential for a housing study for the area was also evaluated.

The U.S. EPA approved a planning study for downtown Slinger on December 10. Vandewalle initiated planning activities with the Village of Slinger.

2nd Quarter of FY 2019

On January 11, after a call between the County, City of West Bend, Stantec, Vandewalle, and EDWC regarding review of Patek Hospitality Consultants, Inc. Phase I hotel market study report dated December 21, 2018; the decision was made to move forward with Phase II of the study. Phase II of the study was submitted for review on January 28. Based on review, the County gave approval for Phase III, as well as completion of the final report on February 7. The final report was issued February 13, 2019. The report received many positive comments.

Vandewalle continued activities for the Downtown Redevelopment Plan for the Village of Slinger. Vandewalle presented the interim results of the study on March 27.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

None.

3rd Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend continue to discuss the scope of redevelopment planning for the Gehl site. EDWC continues to prepare the Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1).

4th Quarter of FY 2018

As described above, the County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Vandewalle initiated planning activities with the Village of Slinger for a downtown study.

2nd Quarter of FY 2019

Vandewalle continued activities for the Downtown Redevelopment Plan for the Village of Slinger. Vandewalle presented the interim results of the study on March 27.

The Village of Richfield formally requested an infrastructure feasibility study for the Village of Richfield Northeast Corridor on March 21. They will pursue a work scope to study the feasibility with three options including service provided by the Village or Village of Germantown or Village of Jackson.

E. Deliverables

1st Quarter of FY 2019

Phase I market study report prepared by Patek Hospitality Consultants Inc. and dated December 21 for the Former Gehl Site.

2nd Quarter of FY 2019

Phase II of the Patek Hospitality Consultants, Inc. hotel market study was submitted for review on January 28. Based on review, the County gave approval for Phase III, as well as completion of the final report on February 7. The final report was issued February 13, 2019. The report received many positive comments.

F. Percent Complete and Scheduled Activities

This task is currently 70% complete.

4th Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated. EDWC will continue to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1) and the software will be utilized as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, Phase II of the hotel market study will be completed by Patek Hospitality Consultants Inc. for the Former Gehl Site. Activities for the Downtown Redevelopment Plan for the Village of Slinger will be furthered by Vandewalle.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, Vandewalle will complete the Downtown Redevelopment Plan for the Village of Slinger. The Village of Richfield infrastructure feasibility study for the Village of Richfield Northeast Corridor will be initiated.

Task 5 – Community Outreach and Involvement

A. Task Description

This task includes community outreach and involvement. Since 2010, the County has proactively involved Washington County communities in the development and advancement of a brownfields-focused SRP. To lead this effort, in early 2013, the County established a SRC to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.

The Coalition plans to convene the SRC on at least a quarterly basis, with the public meetings widely promoted encouraging participation by our partnering organizations and public. Targeted outreach has occurred and will remain important for each target area. To maximize the extent to which community residents and other stakeholders can provide meaningful input to the project, the SRC comprehensive community outreach program will continue, with elements that include SRC public meetings (occurring quarterly), County-wide and community specific public meetings and forums, print and web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

This task has a current budget of \$107,462 which includes enhancing its capabilities in demonstrating ROI and securing investment resources by building an ROI generator designed to evaluate various proposed development deals and weigh them against return for public and private participants. Additionally, the Coalition will deploy the latest in marketing technologies to develop project wins into compelling, easy-to-share success stories and case studies. These will be packaged for both recruitment and educational purposes, extending the program's reach and attracting more qualified projects and redevelopers.

The County will report on Project progress at open forums, such as municipal board/council meetings. The County will also distribute information through the existing Site Redevelopment Program website (www.co.washington.wi.us/SRP) which will serve as the foundation for ongoing web-based communication. The County and SRC members will also distribute information through their websites, newsletters, LinkedIn, Twitter, and blog posts as well as direct notice to community organizations and local newspapers.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

The U.S. EPA approved using grant funds for transportation services to a Brownfields summit between U.S. EPA, IEPA, Washington County, and the City of Rock Falls, Illinois in Rock Falls on September 13, 2018.

C. Completed Activities or Projects

The County completed a press release announcing the grant award for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. The County met with the Project Management Team (PMT) to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC and the County Project Manager met with Germantown on separate occasions to recruit and secure their formal engagement with the countywide SRC. The County Project Manager prepared a Memorandum of Agreement for review by the Village of Germantown.

The PMT met on March 20, 2018 to review the budget, roles and responsibilities for the PMT and coalition partners, prioritize the tasks and create a detailed work list for the FY 2017 grant. Vandewalle prepared a work plan template for the grant that will be used by members of the PMT.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, significant community outreach occurred.

The PMT met with the National Exchange Bank and Trust on April 9, 2018 with the purpose of informing and engaging local lenders on potential uses of the grant. The EDWC is in the process of coordinating an approach to reach and meet with all commercial lenders with market share in the County by the end of Q4 of FY2019.

The PMT attended and presented at the WDNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of the County's SRP.

The County Project Manager provided a MOA to Village of Germantown on April 10 to participate in the SRP as a non-Coalition partner. This further informed the Village of services available for redevelopment.

The County, Stantec, Vandewalle and EDWC participated in conference call meetings with all coalition partners to discuss the new grant, the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues.

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the first quarterly SRC meeting on Tuesday May 22, 2018; which included a tour of the EH Wolf & Sons redevelopment in the Village of Slinger. The meeting was open to the public.

EDWC completed acquisition and development of the IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact/ROI of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY 2014 assessment grant.

The County project manager met with the U.S. EPA project officer on May 24, 2018.

The PMT held PMT meetings on April 17 and June 19.

The EDWC initiated coordination of a “best practice” sharing research trip to Rock Falls, Illinois to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the second quarterly SRC meeting on September 5, 2018; which was hosted by the City of Hartford at the Hartford City Hall. The meeting was open to the public. The agenda is provided as Attachment B.

EDWC utilized the IMPACT DataSource software package, Impact Dashboard, to assess economic and fiscal impact/ROI of the EH Wolf & Sons redevelopment in the Village of Slinger. The final report was presented at the September 5, 2018 SRC meeting and the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois (no charges for the summit other than approved transportation costs).

The PMT held meetings on the following dates: July 17, August 1, August 7, August 14, August 22, September 14, and September 25 regarding project activities.

A Redevelopment Site Screening Checklist and Brownfields Redevelopment Process Flowchart were prepared, finalized and distributed to the Coalition Partners and SRC members for their use.

An article was published in the Washington County Insider regarding the Former Barton Elementary School property redevelopment project.

Representatives from Washington County, The City of Rock Falls, City of Hartford, EDWC, Village of Jackson, City of West Bend, Stantec, Vandewalle, U.S. EPA, and Illinois EPA, attended a “best practice” sharing research trip to Rock Falls, Illinois to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the third quarterly SRC meeting on November 14, 2018; which was hosted by the Village of Richfield at the Richfield Fire Station No. 2. The meeting was open to the public.

A summary and evaluation of the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois was prepared by EDWC and presented at the November 14 SRC meeting. The evaluation included a detailed summary of best practices, strategies as well as similarities and differences of the two programs. Next steps in the sustainability program were also provided. Commercial Property Accessed Clean Energy (C-PACE) financing available through PACE Wisconsin was also discussed.

The PMT held meetings on the following dates: November 2, November 27, and December 11 regarding project activities.

Vandewalle began preparation of a fact sheet (Fact Sheet No.5 – Attachment E) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

A bi-monthly PMT meeting was held on February 5 at County offices.

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the fourth quarterly SRC meeting on Tuesday, Feb. 19th at 8:30 AM in room T-120 of Moraine Park Tech, which was hosted by the City of West Bend. The meeting was open to the public. Vandewalle completed preparation of a fact sheet (Fact Sheet No.5 – Attachment E) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc. The fact sheet was presented at the meeting and is provided on the County and EDWC websites. The Site Screening Checklist and request for budget reallocation for the West Bend Animal Hospital property was evaluated and approved. However, the project did not move forward. The status of projects stemming from both the FY2014 and FY2017 grant projects were also discussed. The agenda and materials are provided as Attachment B.

The SRC program was highlighted in the Annual Report to the County Board related to the SRP Sustainability Strategy, Nippos site redevelopment and remediation, Rock Falls Brownfield Summit and Village of Germantown technical assistance from the US EPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown centered on Saxony Village. See Attachment G. Several articles appeared in the local press regarding groundbreaking for the Rincon 225 Apartment

complex being built on the former Bookends Site in Hartford and the Barton School Apartments being built on the former Barton Elementary School property in West Bend. Select articles and sections are provided in **Attachment C**.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

D. Activities or Projects in Progress

The County is currently developing a timeline for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC researched and provided a demo on an Economic and Fiscal Impact Analysis tool. The County Project Manager will be scheduling monthly PMT meetings to discuss the status of tasks outlined in the Implementation Work Plan and current assessment projects.

3rd Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

4th Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

1st Quarter of FY 2019

Vandewalle continued preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts continued.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

Sustainability program efforts continued.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

E. Deliverables

2nd Quarter of FY 2019

Fact Sheet No. 5

F. Percent Complete and Scheduled Activities

This task is currently approximately 50% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include:

- The County will conduct a countywide public kickoff meeting held in tandem with an SRC meeting.
- Schedule and participate in monthly “check-in” meetings with the Project Management Team.
- Update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to provide current information throughout the FY2017 grant implementation.

3rd Quarter of FY 2018

Scheduled activities for the 3rd Quarter of FY2018 include conducting monthly PMT meetings, the May 22, 2018 SRC meeting and coordinate Q3 project priorities.

The EDWC will negotiate a contract for the Economic and Fiscal Impact Analysis tool; building the tool for the County; analyzing 2 projects and develop the resulting ROI reports (accelerated).

The quarterly SRC meeting is scheduled for Tuesday May 22, 2018 which will include a tour of the EH Wolf & Sons redevelopment in the Village of Slinger and gain approval of priority sites and other activities.

The EDWC will be coordinating a “best practice” sharing research trip to Rock Falls, IL to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

The PMT will be attending and presenting at the Wisconsin DNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of Washington County’s Site Redevelopment Program.

Vandewalle will be creating a fact sheet summarizing this quarter.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, monthly PMT meetings will be conducted, the September 5, 2018 SRC meeting will be held and Q4 project priorities will be coordinated.

The EDWC will analyze 2 projects and develop the resulting ROI reports (accelerated) using the Impact Dashboard software.

The quarterly SRC meeting is scheduled for September 5, 2018 and will be an open meeting held in Hartford.

The “best practice” sharing research trip to Rock Falls, Illinois will be held on September 13 and will serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY 2017 grant is completed.

Vandewalle will be creating a fact sheets to maximize grant funds and summarizing the project status.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, monthly PMT meetings will be conducted, the November 14, 2018 SRC meeting will be hosted by the Village of Richfield, and Q1 project priorities will be coordinated.

The PMT will be working on preparing Sustainability Strategy for the Site Redevelopment Program that will contain a communications and marketing strategy and a financial sustainability strategy.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, bi-monthly PMT meetings will be conducted. This reduction from monthly reflects progress made in efficiency of management now that the FY2017 grant program is up and running.

The quarterly SRC meeting will be held on February 19 and will be hosted by the City of West Bend.

Vandewalle will complete preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts will continue.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, bi-monthly PMT meeting will be conducted on May 6. The quarterly SRC meeting will be held on May 21 and will be hosted by the City of West Bend.

Sustainability program efforts will continue.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

None.

VI. SCHEDULE AND PROJECT MILESTONES

A list of major milestones achieved during the project to date are summarized on the following table.

Date	Activity or Milestone Description
6/02/2017	County Project Manager sent out press release announcing award of USEPA FY2017 grant
10/11/17	USEPA awarded Cooperative Agreement to Washington County
12/7/2017	County Project Manager finalizes Roles and Responsibilities for County, Coalition Partners, EDWC, Stantec and Vandewalle
12/15/17	Tour of current projects with U.S. EPA Project Officer, County Project Manager, Stantec, and Vandewalle.

Task No.	Date	2nd Quarter FY2018 Activity or Milestone Description
0	1/22/2018	County Project Manager completed draft of Coalition MOA
0	1/22/2018	U.S. EPA Project Officer approved draft Coalition MOA
0	1/24/2018	County Project Manager distributed MOAs for review and approval by Coalition Partners
0	1/26/2018	City of West Bend approves MOA
0	1/30/2018	County Project Manager submitted 1st Q FY2018 report to U.S. EPA
0	2/5/2018	Village of Slinger approves MOA
0	2/7/2018	City of Hartford approves MOA
0	2/13/2018	Village of Jackson approves MOA
0	2/15/2018	City of Hartford MOA Executed

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

0	2/15/2018	City of West Bend MOA Executed
0	2/15/2018	Village of Richfield approves MOA
0	2/15/2018	Village of Slinger MOA Executed
0	3/1/2018	Village of Jackson MOA Executed
0	3/15/2018	Village of Richfield MOA Executed
0	3/15/2018	MOAs Sent to USEPA Project Officer
5	3/20/2018	PMT FY2017 Grant Kick-off Meeting

Task No.	Date	3rd Quarter FY2018 Activity or Milestone Description
5	4/9/2018	PMT meeting with National Exchange Bank and Trust
5	4/10/2018	County Project Manager provides MOA to Village of Germantown to participate in Site Redevelopment Program as a non-Coalition Partner
5	4/11/2018	PMT Conference Call with Village of Jackson
5	4/12/2018	PMT Conference Call with City of West Bend
5	4/13/2018	PMT Conference Call with Village of Richfield
5	4/16/2018	PMT Conference Call with Village of Slinger
5	4/17/2018	PMT Meeting Conference Call
5	5/3/2018	PMT Conference Call with City of Hartford
5	5/10/2018	PMT Presentation at WDNR Brownfields 101 Conference
5	5/22/2018	SRC Meeting
5	5/24/2018	County Project Manager meeting with U.S. EPA Project Officer
3	5/29/2018	Conference Call w/Stantec and U.S. EPA - QAPP discussion
5	6/1/2018	County & EDWC meeting re: Rock Falls Summit
5	6/4/2018	County completed website updates
5	6/7/2018	PMT Conference Call - City of West Bend - status on projects
5	6/19/2018	PMT Meeting Conference Call
5	6/20/2018	County completed website updates
5	6/29/2018	Co. & EDWC - discussion on Rock Falls Summit

City of West Bend - Gehl Site		
4	5/17/2018	PMT meeting with City of West Bend and developer

City of West Bend - Former Barton School		
2	4/17/2018	Stantec completes Eligibility Determination Form for County review
2	4/19/2018	County Project Manager reviewed Eligibility Determination
2	4/27/2018	City of West Bend reviewed Eligibility Determination
2	5/1/2018	Stantec submits Eligibility Determination for U.S. EPA review
2	5/3/2018	Site is determined eligible by U.S. EPA Project Officer
2	6/19/2018	Access agreement executed
2	6/21/2018	Phase I ESA site visit performed

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Village of Jackson – Former Jackson Mill		
2	5/29/2018	Stantec completes Eligibility Determination for County review
2	6/4/2018	County Project Manager reviewed Eligibility Determination
2	6/4/2018	Stantec submits Eligibility Determination for U.S. EPA review
2	6/4/2018	Site is determined eligible by U.S. EPA Project Officer
2	6/7/2018	Site access agreement executed
2	6/21/2018	Phase I ESA site visit performed

Task No.	Date	4th Quarter FY 2018 Activity or Milestone Description
5	7/17/2018	PMT meeting
5	8/1/2018	PMT meeting w/Rock Falls, IL and KSU – TAB
5	8/7/2018	PMT Conference Call - inventory
5	8/7/2018	PMT Conference Call
5	8/14/2018	PMT Meeting
5	8/22/2018	PMT Conference Call - inventory/prioritization
1	9/5/2018	Site scoring and inventory completed
5	9/5/2018	Site Screening Checklist and Brownfields Redevelopment Flow Chart completed
5	9/5/2018	Site Redevelopment Committee Meeting
5	9/14/2018	PMT Conference Call - Gehl market study
5	9/25/2018	PMT Meeting

City of West Bend - Gehl Site		
4	8/14/2018	County conference call with City of West Bend regarding planning needs and developer
4	9/24/2018	U.S. EPA approves use of funds for Hotel Market Study

City of West Bend - Former Barton School		
2	7/6/2018	Phase I ESA report completed
3	8/22/2018	SAP submitted to U.S. EPA
3	9/12/2018	SAP approved by U.S. EPA
3	9/21/2018	Site field sampling completed, report preparation initiated.

City of West Bend – Former West Bend Brewing		
2	8/02/2018	Petroleum Eligibility Determination Request submitted to WDNR
2	8/10/2018	Petroleum Eligibility Determination Request approved by WDNR

Village of Jackson – Former Jackson Mill		
2	7/6/2018	Phase I ESA report completed.

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Village of Slinger – Brandt Printing, Inc.		
2	8/14/2018	Hazardous Eligibility Determination Request submitted to U.S. EPA
2	8/14/2018	Hazardous Eligibility Determination Request approved by U.S. EPA
2	8/22/2018	Site Access Agreement approved
2	8/23/2018	Site visit completed
2	8/29/2018	Phase I ESA report submitted

Village of Slinger – Former Niphos Plating		
3	7/23/2018	U.S. EPA approves use of funds for redevelopment planning. Planning initiated.

Task No.	Date	1st Quarter FY 2019 Activity or Milestone Description
0	10/30/2018	County Project Manager submitted 4th Q FY2018 report to U.S. EPA
5	11/2/2018	PMT meeting
5	11/14/2018	Site Redevelopment Committee Meeting
5	11/27/2018	PMT meeting
5	12/11/2018	PMT meeting
5	12/13/2018	Budget Reallocation and Work Plan Modification Approved by U.S. EPA
0	12/17/2018	County Project Manager submitted annual FFR to US EPA

City of West Bend - Gehl Site		
4	12/21/2018	Phase I of the Hotel Market Study Completed

City of West Bend - Former Barton School		
3	10/26/2018	Phase II ESA report completed
3	11/30/2018	Reliance Letters issued to developers Financers
3	11/14/2018	Approval from SRC to move forward with remedial planning
3	9/21/2018	Site field sampling completed, report preparation initiated.

City of West Bend – Former West Bend Brewing		
2	10/11/2018	Hazardous Eligibility Determination Request submitted to U.S.EPA
2	10/11/2018	Hazardous Eligibility Determination Request approved by U.S.EPA
2	12/3/2018	Access Agreement Completed
2	12/17/2018	Conference call – We Energies, City, Stantec, County

City of West Bend – Former West Bank Properties		
2	10/11/2018	Hazardous Eligibility Determination Request submitted to U.S. EPA
2	10/17/2018	Hazardous Eligibility Determination Request approved by U.S. EPA

Village of Slinger – Former Niphos Plating		
3	11/12/2018	Initial Niphos Remedial action scenario report completed including Vandewalle reuse renderings.

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
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Village of Slinger – Downtown Redevelopment Plan		
4	12/10/2019	U.S. EPA approves use of funds for redevelopment planning. Planning initiated.

Task No.	Date	2nd Quarter FY 2019 Activity or Milestone Description
0	1/30/2019	County Project Manager submitted 1st Q FY2019 report to U.S. EPA
5	2/5/2019	PMT meeting
5	2/19/2019	Site Redevelopment Committee Meeting
5	2/19/2019	Fact Sheet No. 5 Completed
1	3/4/2019	PMT meeting - EDWC website site prioritization
0	3/19/2019	PMT meeting – Stantec & Vandewalle – budget discussion

City of West Bend - Gehl Site		
4	1/28/2019	Phase II of the Hotel Market Study Completed
4	2/5/2019	County meeting with City of West Bend review draft Hotel Market Study
4	2/13/2019	Final Hotel Market Study Completed.

City of West Bend - Former Barton School		
3	1/3/2019	Remedial Action Plan Preparation Initiated

City of West Bend – Former West Bend Brewing		
2	1/24/2019	Phase I ESA Site Reconnaissance Completed, Report Initiated

City of West Bend – Former West Bank Properties		
2	2/20/2019	Hazardous Eligibility Det. Request Submitted to U.S. EPA (Sites 7 and 8)
2	2/21/2019	Hazardous Eligibility Determination Request Approved by U.S. EPA
2	3/1/2019	Access Agreements Completed for City West Bend properties
2	3/8/2019	Access Agreement Completed for Kreilkamp property
2	3/11/2019	Petroleum Eligibility Requests Submitted to WDNR (Sites 1-8)
2	3/21/2019	Petroleum Eligibility Requests Approved by WDNR (Sites 1-8)
2	3/21/2019	Phase I ESA Site Reconnaissance Completed, Report Initiated

City of West Bend – Former Bermico /Line Material, Inc. Property		
3	2/11/2019	Phase II ESA Kickoff Meeting
2	2/25/2019	Petroleum Eligibility Requests Submitted to WDNR
2	3/7/2019	Petroleum Eligibility Requests Approved by WDNR
3	3/8/2019	Phase II ESA Field Activities Complete, Report Initiated

Village of Slinger – Former Niphos Plating		
3	2/6/2019	Final Niphos Remedial Action Scenario Report Completed.
3	3/8/2019	PMT meeting discuss next steps for Niphos DNR Case Closure

Village of Slinger – Downtown Redevelopment Plan		
4	3/27/2019	Planning Results presented to the Village
4	3/27/2019	Downtown Slinger Open House (Attachment F)

City of Hartford – Main Street Properties		
2	2/12/2019	Hazardous Eligibility Determination Request submitted to U.S. EPA
2	2/13/2019	Hazardous Eligibility Determination Request approved by U.S. EPA
2	2/12/2019	Petroleum Eligibility Requests Submitted to WDNR
2	2/26/2019	Petroleum Eligibility Requests Approved by WDNR
2	3/21/2019	Phase I ESA Site Reconnaissance Completed, Report Initiated

Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor		
4	2/18/2019	Meeting to discuss allocation funding
4	3/21/2019	Request for Infrastructure Feasibility Study

Additional milestones for the project will be added to this table as part of the next Quarterly Report.

VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 12/31/18 – 3/31/18

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 2nd Quarter of FY2019, total amounts expended through March 31, 2019, and the budget remaining as of March 31, 2019.

Categories	Budgeted Amount	Previously Expended	Expenses 12/31/2018 - 3/31/2019	Total Cumulative Expenses	Amount Remaining
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 5,900.00	\$ 1,717.01	\$ -	\$ 1,717.01	\$ 4,182.99
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 1,900.00
Contractual	\$ 592,200.00	\$ 117,653.11	\$ 88,427.43	\$ 206,080.54	\$ 386,119.46
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 600,000.00	\$ 119,370.12	\$ 88,427.43	\$ 207,797.55	\$ 392,202.45

Summary of Current Budget Status by Task as of March 31, 2019

The following is a summary of the current budget status by task as of March 31, 2019.

Task No.	Task Description	Approved Budget as of 3/31/2019	Previously Expended (though 12/30/18)	Amount Expended (12/31/18-3/31/2019)	Total Amount Expended through 3/31/2019	Budget Remaining as of 3/31/2019	Percent of Budget Expended
0	Programmatic Activities	\$ 23,450.00	\$ 9,542.83	\$ 5,826.25	\$ 15,369.08	\$ 8,080.92	65.5%
1	Brownfields Inventory and Site Prioritization	\$ 30,000.00	\$ 23,444.59	\$ 435.90	\$ 23,880.49	\$ 6,119.51	79.6%
2	Phase I ESAs	\$ 96,000.00	\$ 18,666.02	\$ 10,089.19	\$ 28,755.21	\$ 67,244.79	30.0%
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$ 293,088.00	\$ 33,662.79	\$ 20,384.68	\$ 54,047.47	\$ 239,040.53	18.4%
4	Community Brownfields Area-wide Redevelopment Planning	\$ 50,000.00	\$ 1,988.53	\$ 33,250.13	\$ 35,238.66	\$ 14,761.34	70.5%
5	Community Outreach and Involvement	\$ 107,462.00	\$ 32,065.36	\$ 18,441.28	\$ 50,506.64	\$ 56,955.36	47.0%
	Total USEPA Grant	\$ 600,000.00	\$ 119,370.12	\$ 88,427.43	\$ 207,797.55	\$ 392,202.45	34.6%

Summary of Current Budget Status by Funding Source as of March 31, 2019

A summary of grant reimbursements through the EPA Automated Standard application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the current grant amount, amounts previously reimbursed, amounts reimbursed during the 2nd Quarter FY2019, total amounts reimbursed, and the budget remaining for both the hazardous substance and petroleum grants. The following is a summary of the current budget status by funding source as of March 31, 2019.

2nd Quarter FY 2019 (Jan. 1, 2019 - March 31, 2019)

Grants	Budgeted Amount	Previously Reimbursed	Reimbursed 1/1/2019 - 3/31/2019	Total Cumulative Reimbursement	Amount Remaining
Hazardous	\$ 300,000.00	\$ 28,922.82	\$ 53,035.45	\$ 81,958.27	\$ 218,041.73
Petroleum	\$ 300,000.00	\$ 28,708.42	\$ 19,198.64	\$ 47,907.06	\$ 252,092.94
				\$ -	
Totals	\$ 600,000.00	\$ 57,631.24	\$ 72,234.09	\$ 129,865.33	\$ 470,134.67

VIII. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the County FY2017 Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Outputs and outcomes include:

- Number of completed Phase I and Phase II environmental site assessments (ESAs) on priority brownfield sites.
Three Phase I ESAs have been completed to date.
One Phase II ESA has been completed to date.
- Number of completed additional site investigations and remedial action plans developed for select sites for which Phase II ESAs are completed.
- Number of successful projects where grant was used to leverage additional funding for redevelopment projects.
See IX below.
- Number of success story profiles and case studies developed to further market the SRP to connect potential investors and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Completed two success story videos and developed County SRP Story Map.
Development of County GIS application for local governments to update inventory and prioritize potential redevelopment sites.

- Completion of an update to the community-wide inventory and prioritization of brownfields sites within the County.
Completed September 5, 2018
- Performing community outreach and education related to brownfields.
See Task 5
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Additional outputs and outcomes will be documented in upcoming Quarterly Reports.

IX. LEVERAGED ACTIVITIES

This section summarizes leveraged activities for the Washington County FY 2014 and FY2017 Community-Wide Coalition Assessment Grants for Hazardous Substance & Petroleum Brownfields. Fact Sheet No. 5 ([See Attachment E](#)) and the table provided in [Attachment D](#) Summarizes leveraged resources to date which total over **\$38 million**.

X. IN-KIND CONTRIBUTION

Summary of In-kind contribution reported for the 2nd Quarter of FY2019.

Quarterly Report No. 6, 2nd Quarter Fiscal Year 2019, January 1, 2019 – March 31, 2019
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Name	Title	Budgeted In-kind Contribution	Previous In-kind Contribution	Total In-Kind 2nd Q FY2019	Total Cumulative In-kind
Washington County In-Kind					
Deb Sielski	Deputy Administrator	\$ 39,276.00	\$ 32,979.68	\$ 6,344.93	\$ 39,324.61
Samantha Theisen	Planning Intern	\$ 1,287.00	\$ 489.41	\$ 704.69	\$ 1,194.10
Tyler Betry	Plan & Parks Analyst	\$ 4,103.00	\$ 4,984.30	\$ -	\$ 4,984.30
Gabi Wanasek	Plan & Parks Intern	\$ 221.40	\$ 221.40	\$ -	\$ 221.40
Mike Vander Sanden	GIS Coordinator	\$ 3,360.00	\$ 722.76	\$ -	\$ 722.76
Fay Fitts	Administrative Sec.	\$ 575.00	\$ -	\$ -	\$ -
Joe Steier	Land Use & Plan Analyst	\$ -	\$ -	\$ 1,048.95	\$ 1,048.95
Jackie Limbach	Office Manager	\$ -		\$ 17.02	
Brad Stern	County Attorney	\$ 4,403.00	\$ 159.59	\$ 36.47	\$ 196.06
Ashley Reichert	County Clerk				
Bill Kurer	Purchasing Manager				
Total Co. In-kind		\$ 53,225.40	\$ 39,557.14	\$ 8,152.06	\$ 47,709.19
City of Hartford In-Kind					
Justin Drew	Dir. of Comm. Devel.	\$ 1,224.00	\$ -		\$ -
Village of Slinger In-Kind					
Jessi Balcom	Village Administrator	\$ 1,435.00	\$ 804.01	\$ 592.71	\$ 1,396.72
Jim Haggerty	DPW Dir/V. Engineer	\$ 138.00	\$ 207.52	\$ 129.56	\$ 337.08
Village of Richfield In-Kind					
Jim Healy	Village Administrator	\$ 1,483.00	\$ 348.25	\$ 99.50	\$ 447.75
City of West Bend In-Kind					
Jay Shambeau	City Administrator	\$ 3,055.00	\$ 363.65	\$ 442.46	\$ 806.11
Mark Piotrowicz	Development Dir.	\$ 2,091.00	\$ 1,107.27	\$ 498.31	\$ 1,605.58
Cindy Leinss	Park Project Manager		\$ 109.14	\$ 147.00	\$ 256.14
Adam Gitter	Econ. Devel. Manager	\$ 1,189.00	\$ -	\$ 241.33	\$ 241.33
Village of Jackson In-Kind					
John Walther	Village Administrator	\$ 553.00	\$ 942.50	\$ 130.00	\$ 1,072.50
Brian Kober	Dir. Of Public Works/Engineer	\$ 330.00	\$ -	\$ -	\$ -
Economic Development Washington County (EDWC) In-Kind					
Christian Tscheschlok	Executive Director	\$ 24,883.00	\$ 6,801.21	\$ 712.09	\$ 7,513.30
Deborah Reinbold	Bus. Solutions Specialist	\$ 4,777.00	\$ -	\$ -	\$ -
Total Coalition Partner In-kind		\$ 41,158.00	\$ 9,613.68	\$ 2,992.96	\$ 13,676.51
Total In-kind		\$ 94,383.40	\$ 49,170.81	\$ 11,145.02	\$ 61,385.70

Attachments

- A. Approvals of Eligibility Determinations
- B. Agenda and Minutes for SRC Meeting (2/19/2019)
- C. Press Articles Etc.
- D. Summary of Leveraged Resources
- E. Site Redevelopment Program Fact Sheet
- F. Downtown Slinger Open House Flyer
- G. Annual Report to the County Board
- H. Rincon 225 Groundbreaking

Attachment A

Approvals of Eligibility Determinations



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604

SUBJECT: Review of Washington County's Eligibility Determination
for Sites 7 & 8 of the West Bend Downtown Riverwalk properties, West Bend, WI

TO: Cooperative Agreement File BF-00E02304-1

FROM: Stephanie Ross, Brownfield Project Manager

I have reviewed the attached information and agree with Washington County's determination that the two West Bend Downtown Riverwalk properties described below are brownfields as defined in CERCLA Section 101(39)(A). The Downtown Riverwalk properties include:

- Service Drive/Riverfront Parkway
 - o Bound by: Service Dr to the north, PID 11191410005 and 215 N Main St to the west, Riverfront Pkwy R-O-W to the south, and PID 11191410004 and 215 N Main St to the east
 - o Description: A R-O-W currently utilized as Service Drive on the northern portion and Riverfront Pkwy on the southern portion
- Sidewalk Easement
 - o N Main St. Bound by: 215 N Main St to the north, N Main St followed by 146 N Main St to the west, 157 N Main St to the south, and the Riverfront Pkwy R-O-W to the east followed by the Milwaukee River
 - o Parcel ID: 11191410107

The attached information also supports the County's determination that it is not a potentially responsible party and would not violate CERCLA Section 104 (k)(4)(B). The County has not owned the properties, did not cause or contribute to contamination of the properties, and has no relationship with a potentially responsible party.

If all appropriate inquiry shows any of the attached information is incorrect, the County must submit a new determination of property eligibility.

CC:
Deb Sielski, Washington County, WI
Rick Binder, Stantec
Erin Gross, Stantec

ATTACHMENT:
Eligibility Determination Request

Review of Washington County's Eligibility Determination for the West Bend Downtown
Riverwalk properties, West Bend, WI (10/17/18)
Downtown Riverwalk West Redevelopment Sites 1-7 Map



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604

SUBJECT: Review of Washington County's Eligibility Determination
for Main Street properties, Hartford, WI

TO: Cooperative Agreement File BF-00E02304-1

FROM: Stephanie Ross, Brownfield Project Manager

I have reviewed the attached information and agree with Washington County's determination that the properties at 24, 28 and 32 S Main Street, Hartford, WI are brownfields as defined in CERCLA Section 101(39)(A).

The attached information also supports the County's determination that it is not a potentially responsible party and would not violate CERCLA Section 104 (k)(4)(B). The County has not owned the properties, did not cause or contribute to contamination of the properties, and has no relationship with a potentially responsible party.

If all appropriate inquiry shows any of the attached information is incorrect, the County must submit a new determination of property eligibility.

CC:

Deb Sielski, Washington County, WI

Rick Binder, Stantec

David Holmes, Stantec

ATTACHMENT:

Rev Hartford City properties Haz ED.pdf



March 7, 2019

Debora Sielski
Deputy Planning and Parks Administrator
Washington County
333 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Former Bermico/ Line Material Co. Property, 2100 Northwestern Ave, West Bend, Wisconsin

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment of the Former Bermico/ Line Material Co. Property located at 2100 Northwestern Ave in West Bend, Wisconsin (the Property). This work will be performed under the Washington County's 2018 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

This 7.46-acre Property has a long industrial history. The Property was used from around 1929 to 1980 to manufacture "Orangeburg Pipe" which is a product impregnated with coal tar and made of cellulous-fiber. This pipe was manufactured from pulp from waste newspapers. When the Orangeburg pipe manufacturing needed in 1980 the Property sat vacant for several years. In part of the 1980s and 1990s several small businesses occupied the building including plastic recycling operations and vehicle repair. The building still contains remnants of supplies, equipment, and structures from past businesses. The Property is currently not being used and is under a demolition order. The Property is owned by JHB Investments LLC who owned the property since 2012. From 2007 to 2012 the Property was owned by 4-Tan LLC.

Contaminant Information

An above ground storage tank was used on the property for diesel fuel and that tank has been removed. Sampling beneath the fill pipe conducted in 1990 as part of a Phase II found diesel contamination in the soil. The Property also possibly has petroleum related discharges from the many historic uses including vehicle use and servicing and use of oil and coal. The long industrial use may have resulted in spills and discharges of petroleum and other hazardous substances as well as the coal tar used in the pipe manufacturing.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for the Property located at Former Bermico/ Line Material Co. Property, 2100 Northwestern Ave, West Bend.

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2018 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that

party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.


- The current and immediate past owners, JHB Investments LLC, and 4-Tan LLC respectively, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products at the Properties. While there is limited information known about discharges or waste materials on the Property, some reasonable steps have been taken including site inspections, removal of drums and containers by the owner, pumping out of a vault containing black water with a petroleum odor (however it appears this was done without permits and testing), and preparation of a Phase I report.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2014 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County's plan to assess the Property under its 2018 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: John Feeney, DNR – Plymouth
Rick Binder, Stantec
David Homes, Stantec



March 22, 2019

Debora Sielski
Deputy Planning and Parks Administrator
Washington County
333 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Downtown Riverwalk – West Section, West Bend, Wisconsin

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment of the Downtown Riverwalk – West Section located on the west side of the Milwaukee River in West Bend, Wisconsin (the Property). The attached map shows the area of the land that is included in this eligibility determination. This work will be performed under the Washington County's 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

This Property includes a strip of land along the river that is part of 8 separate tax parcels. The Property will be used to build a new river-walk and to rebuild some areas of existing river-walk. The area of West Bend has a long industrial and commercial use history. The Property has been developed for more than 150 years. Uses of the Property include painting, pearl button manufacturer, knitting, plating company, tanning, meat processing, slaughter house, flour mill, electric light plant, garage and motor repair shop, printing, publishing, millwork, plating, machining, car wash, furniture, plumbing company, bank and other uses. While there is limited environmental information about most of the parcels, one of the parcels at 526 West Washington St. was formerly the West Bend Plating company that has been acquired by the City of West Bend and has been investigated in the past. The site is currently utilized as parks, parking lots, service road, and access paths adjoining commercial properties.

Contaminant Information

Several parcels that include the Riverwalk portion of the Property and adjacent parcels had above ground and underground storage tanks that were used for petroleum products that may have leaked and caused petroleum discharges on the Property. The Property also may have related discharges from the many historic uses including vehicle use and servicing and use of oil and coal. The long industrial use may have resulted in spills and discharges of petroleum and other hazardous substances as well as the coal.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for the Property located at the Downtown Riverwalk – West Section Property in West Bend.

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable

responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.

- From the detailed information provided to the DNR by the city and their consultant, it appears that none of the current and immediate past owners dispensed or disposed of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products at the Properties. Because there is limited information known about discharges or waste materials on the Property, no reasonable steps seem appropriate on most of the parcels. The former West Bend Plating site has known contamination however the city has maintained a cover over the property to limit exposure.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County's plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

Attachment: Attachment C – Aerial Map of Site

cc: John Feeney, DNR – Plymouth
Erin Gross, Stantec



February 26, 2019

Debora Sielski
Deputy Planning and Parks Administrator
Washington County
333 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
24, 28 and 32 S. Main Street, Hartford, Wisconsin

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment of three parcels located at 24, 28 and 32 S. Main St in Hartford, Wisconsin (the Property). This work will be performed under the Washington County's 2018 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

These three adjacent parcels are owned by City of Hartford and are being used for parking. The parcels were developed for use by 1887. The properties have had a number of historic uses including residential dwellings, wagon shop, auto sales and service, store and a dry cleaner.

- 24 S. Main Street has been owned by the City of Hartford since 1984. The city purchased the Property from the Hartford Housing Authority.
- 28 S. Main Street has been owned by the City of Hartford since 1993. The city acquired the property through a quick claim deed under threat of condemnation from Fred and Rita Gordy who owned the Property since 1966.
- 32 S. Main Street has been owned by the City of Hartford since 1990. The city bought the Property from Theodore Komp who owned this Property since 1986.

Contaminant Information

The parcels possibly have petroleum related discharges from the many historic uses including oil and fuel from vehicle servicing operations and likely use of heating oil and coal. The Properties may also have petroleum discharges from two underground tanks that were identified from historic Sanborn insurance maps (1929 and 1940) to have been located on what is now Main Street adjacent to the Property. Also, underground storage tanks, both historic and currently in use, at the gas station located across the street at 45 S. Main Street may have impacted the Property.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for the Properties located at 24, 28 and 32 S. Main St in Hartford, Wisconsin:

- The Properties meet the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2018 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable

responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Properties. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Properties is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Properties.

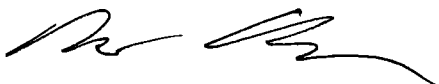
- The current and immediate past owners, the City of Hartford and the parties listed above, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products at the Properties. Also, because there is only suspected contamination, there were no reasonable steps needed with regard to any petroleum contamination at the Property.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2014 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County's plan to assess the Properties under its 2018 federal Brownfield Petroleum Assessment grant. The Properties are each individually eligible or could be considered a single property.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: John Feeney, DNR – Plymouth
Rick Binder, Stantec
Hiedi Walter, Stantec

Attachment B

Agenda and Minutes for SRC Meeting (2/19/2019)



AGENDA
Site Redevelopment Steering Committee Meeting
Tuesday, February 19, 2019 - 8:30 AM
Moraine Park Technical College, Room T-120
2151 N. Main Street, West Bend, WI 53090

The following business will be brought before the Committee for initiation, discussion, deliberation, and possible formal action subject to the rules of the Board, which may be inspected in the office of the County Clerk.

- 1. Call to Order and Affidavit of Posting**
- 2. Minutes of November 14, 2018**
- 3. Discussion of the Status of FY2017 Grant Budget**
- 4. Consideration of Budget Reallocations**
- 5. Former Barton School Redevelopment Update**
- 6. Hartford Northern Bookends Redevelopment Update**
- 7. Status Update of Current Projects - Coalition Members**
- 8. Discussion of Upcoming SRC Meetings**
- 9. Adjournment**

It is possible that individual members of other governing bodies of the County government may attend the above meeting. It is possible that such attendance may constitute a meeting of any such other governing body pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993). This notice is given solely to comply with the notice requirements of the open meeting law. No action will be taken by any other governmental body except by the governing body noticed in the caption above.

AFFIDAVIT OF POSTING

This agenda was posted in the office of the County Clerk on the 12th day of February, 2019. Notice was sent to the West Bend Daily News, Express News, WIBD/WMBZ Radio, WTKM Radio, My Community NOW, Hartford Times Press, Kewaskum Statesman, Milwaukee Journal-Sentinel. Individuals with disabilities requiring special accommodations for attendance at the meeting should contact the County Clerk at (262) 335-4301 at least 48 hours prior to the meeting.

ATTACHMENTS:

Description	Type
▣ Minutes of November 14, 2018	Minutes

1

2

3

WASHINGTON COUNTY
SITE REDEVELOPMENT STEERING COMMITTEE

4 Richfield – Richfield Fire Station No. 2
5 4166 Hubertus Road, Richfield, WI 53033

November 14th, 2018
10:36 a.m.

6 Present: Ray Heidtke, Jessi Balcom, Christian Tscheschlok, Lisa Maylen, Jim Healy, Adam Gitter

7
8 Excused: Justin Drew, Curt Pitzen, John Walther

9
10 Absent: Frank Carr, Mark Piotrowicz, Jolena Presti, Rick Binder, Josh Schoemann, Jamie Ludovic

11
12 Also Present: Jackie Mich - Vandewalle & Associates, Dave Holmes – Stantec, Deb Sielski, Deputy Planning &
13 Parks Dept. Administrator, Tyler Betry, Planning & Parks Dept. Planning & Parks Analyst, Samantha Theisen,
14 Planning & Parks Intern

15
16 Chairperson Heidtke called the meeting to order and read the Affidavit of Posting at 10:36 a.m.

17
18 **INTRODUCTIONS**

19 Chairperson Heidtke asked that everyone introduce themselves that were present.

20
21 **MINUTES OF September 5, 2018**

22 Mr. Heidtke presented the minutes from the last meeting.

23 **Moved by Ms. Maylen, seconded by Mr. Heidtke, to approve the minutes of September 5, 2018. Motion**
24 **carried.**

25
26 **DISCUSSION OF THE STATUS OF FY2017 GRANT BUDGET**

27 Ms. Sielski discussed grant summary handouts which consisted of the allocated and unallocated money for Task
28 2, Task 3, and Task 4 and associated project specific funds.

29
30 **CONSIDERATION OF BUDGET REALLOCATIONS**

31 Ms. Sielski discussed the consideration of reallocating the following grant funds:

- 32
- 33 1. \$32,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - \$10,000 for Stantec and
34 \$22,000 for Vandewalle to attend SRC and PMT meetings, provide assistance with reports, complete
35 fact sheets, etc. for remainder of grant period. This reallocation will need to be approved by the US
36 EPA Project Officer.

37 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$32,000 for**
38 **Outreach & Involvement. Motion carried.**
39

2. \$2,150 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) – for Vandewalle to provide assistance with required US EPA quarterly reporting. This reallocation will need to be approved by the US EPA Project Officer.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$2,150 for Programmatic Activities. Motion carried.
3. \$3,762 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - for EDWC to complete Rock Falls Summit microsite. The funding for this was approved by the US EPA Project Officer on 8/9/2018 but the reallocation will need to be approved.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$3,762 for Outreach & Involvement. Motion carried.
4. \$10,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for the development of SRP Sustainability Strategies. The proposal was partially approved by the USEPA on Sept. 21, 2018, with full approval provided once the reallocation request is reviewed and approved by the US EPA Project Officer.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$10,000 for Sustainability Strategies. Motion carried.
5. \$3,000 in funding needed to complete preparation and submittal of the petroleum ED forms to WDNR, and to complete the Phase I ESA.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$3,000 for Phase I ESA. Motion carried.
6. \$25,000 in funding for completion of a Phase II environmental site assessment. It should be noted that the scope of the project will not be known until Phase I is completed, but for now it is believed this is reasonable scope until further evaluation.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$25,000 for Phase II ESA. Motion carried.
7. 9,500 in funding for use in performing remedial planning activities for the Former Barton School Property (the “Property”) located in the City of West Bend.
Moved by Mr. Tscheschlok, seconded by Mr. Healy, to approve the reallocation of \$9,500 for WDNR Remediation and Redevelopment Program. Motion carried.

ROCK FALLS SUMMIT DISCUSSION

Mr. Tscheschlok discussed the survey results and the notes taken from the summit. The results were related with the third budget reallocation in regards to the Rock Falls Summit microsite.

SRP SUSTAINABILITY STRATEGY DISCUSSION

Ms. Sielski discussed the SRP sustainability strategies.

PACE WISCONSIN - NEW BROWNFIELD PROVISION



Washington County

Site Redevelopment Program



Memo To: Washington County Site Redevelopment Steering Committee (SRC)

From: Debora Sielski, Deputy Planning & Parks Administrator, Washington County
Adam Gitter, Economic Development Manager, City of West Bend
Richard Binder, Stantec Consulting Services, Inc.

Date: February 18, 2019

Re: Consideration of EPA Budget Reallocation Request – City of West Bend – West Bend Animal Hospital Property

Approval is requested from the Site Redevelopment Committee (SRC) to allocate up to \$25,000 in funding, as directed by the Wisconsin Department of Natural Resources (WDNR), under Washington County's Fiscal Year 2017 (FY17) United States Environmental Protection Agency (USEPA) Brownfields Community Wide Assessment (CWA) Grant for use in performing environmental site investigation activities at the Former West Bend Animal Hospital Property (the "Property") located at 1020 East Washington Street in the City of West Bend.

Petroleum contamination related to underground storage tanks which were removed from the property by prior owners was identified at the property as part of a Phase II environmental site assessment in October 2018. The WDNR reviewed the report and indicated they will issue a "Responsible Party" letter to Pat Conlin, the current owner of the property to further investigate and address the release as appropriate. Mr. Conlin requires assistance to address the issue. The scope of work to be completed at the Property is anticipated to include the following work elements:

1. Preparation of an eligibility determination request for petroleum funding (\$1,500)
2. Preparation of a Phase II ESA Work Plan/Sampling and Analysis Plan/Health & Safety Plan (for submittal to the USEPA and WDNR; \$3,500).
3. Completion and execution of borehole location approval forms.
4. Meeting with City and Property owner prior to conducting sampling.
5. Performance of the Phase II ESA (install and sample up to 10 soil borings, five of which will be converted to groundwater monitoring wells, sample soil and groundwater, measure water levels, survey wells and report (\$20,000 – see note 1).

Note 1: This cost is preliminary and will depend on additional review of existing data. An updated cost estimate will be prepared following preparation of the Phase II ESA Work Plan/Sampling and Analysis Plan and approval by the WDNR.



Planning and Parks Department

333 E. Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003
(262) 335-4445 Fax: (262) 335-6868

webplan@co.washington.wi.us www.co.washington.wi.us/PPD

Redevelopment Site Screening Checklist

WASHINGTON COUNTY SITE REDEVELOPMENT PROGRAM



THE **SITE REDEVELOPMENT PROGRAM (SRP)** is a coalition of Washington County communities that coordinates efforts and resources to further the redevelopment of previously contaminated and underutilized sites, improving environmental conditions and renewing economic energy in Washington County.



STEP 1:

FUNDAMENTAL CONSIDERATIONS

The SRP is able to provide funding to assist with certain activities related to site redevelopment, including site investigation and reuse planning. This Checklist should be used to determine if a proposed site is ready for redevelopment and therefore appropriate for investment by the SRP.

Is there potential to obtain site access?

NO

Without access, the site is not a good candidate for SRP funding.



YES

Access is essential to site closure; Contact the PMT for advice on the most successful method to gain access.

Is the property owner interested in redevelopment and willing to work with the SRP?

NO

The site is not a good candidate for SRP funding.



YES

Property owner Interest is essential to moving forward to site closure. Contact the PMT for advice.

Is the site eligible for EPA grant funding for site cleanup?

To be eligible it must meet **all three** of the requirements that are listed below...

NO

Because the site cannot be defined as a Brownfield...

A Brownfield is any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

...and/or Washington County and/or the local government are responsible parties...
...and/or the site has known open environmental enforcement actions



YES

✓ **1.** Meets the definition of a Brownfield:

✓ **2.** Neither Washington County nor local government are a responsible party

✓ **3.** Is free of known open environmental enforcement actions

Is the end user/developer prepared to address Phase 1 findings?

NO

The site is not a good candidate for SRP funding.



YES

Excellent! Move to the next question.

Does the local government have the economic development tools, time, and resources in place to make the site a priority?

NO

The site is not a good candidate for SRP funding.



YES

These tools make a project far more likely to be successful and provide a good return on investment for the SRP.



NO:
The site is not a good candidate at this time.



**GREAT! Get ready to dig into
STEPS 2 + 3**

STEP 2: DIGGING INTO THE ISSUES

Now consider the following questions to further evaluate site readiness. There is no scoring; rather, the questions aim to shed light on the potential advantages and hurdles associated with the site.



SITE COMPLEXITY



Is the site/area relatively simple and free of costly complications? Simple sites are good candidates for redevelopment and likely to achieve a high return on investment for the SRP. If the site is highly complex it will require additional funding and experienced project management to move it to completion.

ENVIRONMENTAL CONDITIONS:

These answers will help the PMT anticipate the costs of assessment, cleanup, and reaching site closure.



Are there environmental concerns with the site? What are they?

Two underground storage tanks have been identified; however, one may have been abandoned in place



Will a Phase 2 Environmental Assessment (and beyond) likely be needed?

REDEVELOPMENT MARKET:

Knowing the answers to these questions will help the PMT understand the project's market viability.



Is there an end use or redevelopment/reuse scenario in mind for the site? This will inform how extensive site investigation and cleanup efforts need to be. The animal hospital business was sold but the property is not due to environmental concerns



Is there a developer at the table? If so, a return on investment for the SRP in the near term is much more likely.



Does this site have potential to be a cluster (rather than a grouping of parcels)? The cluster could become a larger-scale project with many reuse possibilities. It may also have a greater community impact by leveraging other current investments. Describe the cluster: The new business owners are waiting to buy property but need DNR closure



Are there other area projects in the works that could help drive the need for SRP funds? Complementary projects or developments may help leverage SRP investments in the near term. List the projects:

COMMUNITY GOALS:

These answers will help the PMT understand the importance of the site within the community as a whole.



Is the site included in local plans, such as the community's comprehensive plan, downtown plan, or economic development strategic plan? If so, the site is likely to have a greater impact on the community by leveraging other area projects and investments.



Is there community support? If the planned reuse has support and is consistent with community planning and reuse goals, the project is more likely to go smoothly, and to generate a return on investment for the SRP.



Are there incentives (such as TIF districts) already in place in the area or community? If so, there is a better chance of putting together a viable project.



STEP 3: IDENTIFY THE HURDLES

Finally, here or on a separate sheet please tell us about known hurdles or obstacles to redevelopment. This helps us craft a customized redevelopment strategy to address them.



Identifying if this is a good use of funds has been a struggle. It also may be financially safer to not have SRC involved based off Lee Delcore's, of the DNR, response. The Animal Hospital business was sold but due to SBA funding needs for the new business owners they need to have the environmental addressed properly before they can purchase the property. The current property owner is attempting to sell the property and has been given a "responsible party" letter by the DNR. Please see most recent responses by Lee Delcore below.

On November 12, 2018, the Wisconsin Department of Natural Resources (DNR) received a document titled Limited Phase II Subsurface Investigation Report, dated October 26, 2018, prepared by AEI Consultants. The report included references to a Phase I Environmental Site Assessment (ESA), performed by AEI, which identified the historical presence of several Underground Storage Tanks (USTs) at the site. After conducting a geophysical survey of the parking lot, two soil borings were advanced and soil and groundwater samples were collected from two areas where subsurface anomalies were identified. The soil samples were collected from borings B-1 and B-2, at depths of 6-8 and 8-12 feet below ground surface (bgs), respectively. Grab groundwater samples were collected from each borehole using a peristaltic pump equipped with disposable tubing. Laboratory analysis of soil and groundwater samples identified that a release to the environment had occurred, and a Responsible Party Letter was issued to you, as the owner.

It is understood that you are working with Washington County and the City of West Bend to secure funding to assist in investigating the degree and extent of the release to the environment. Based on the results of the two analytical borings, additional investigation around boring B-1 is appropriate. It is noted that the soil sample collected at boring B-1 was from 6-8 feet bgs, and that groundwater was observed at 5.14 feet bgs when the grab groundwater sample was collected. Based on the sample being collected below the groundwater table, accurate measurement of the concentration of contamination in the groundwater is important. As the groundwater sample was not collected from an NR 141 compliant well, nor a small-diameter well with an adequate filter pack, collection of representative groundwater samples from the area in and surrounding boring B-1 would give more clarity regarding the degree and extent of any residual impacts. If the levels are shown to be below applicable standards and/or the degree and extent determined to be de minimis based on the limited additional investigation, the site may be eligible to submit for a No Further Response Action in accordance with Wisconsin Administrative Code § NR 708.09. If levels are found above standards and/or are determined to be more than de minimis in nature, then additional effort may be required to close the case.

Please let us know when a consultant is secured to move forward with completion of the additional investigation. At this time, submittal of a brief site investigation workplan, in general compliance with Wisconsin Administrative Code § NR 716.09, would be the next step. The plan would identify the number of borings proposed, number and depth of soil samples to be collected, and the proposed construction of the groundwater monitoring points. Variance approval would be required if small diameter groundwater sampling wells are proposed. If properly constructed with a filter pack, the small diameter well variances are usually quickly evaluated and approved.

QUESTIONS? READY TO SUBMIT THE CHECKLIST?

Contact Debora Sielski, Washington County Planning & Parks Dept.:
(262) 335-4445 or deb.sielski@co.washington.wi.us



FY2017 USEPA Assessment Grant Summary 1/25/2019

Task Name	Stantec Task #	Name	Current Stantec SRC Approved Budget Allocation (USEPA approved reallocation requests #1-4)	Total Invoiced to 1/25/2019	Budget Remaining
Task 0		Programmatic Activities			
	1000a	Hazardous Programmatic Activities - Quarterly/Annual Reports	\$ 7,500.00	\$ 3,627.08	\$ 3,872.92
	1000b	Petroleum Programmatic Activities - Quarterly/Annual Reports	\$ 7,500.00	\$ 3,512.00	\$ 3,988.00
	2000a	Hazardous Programmatic Vandewalle Reports	\$ 1,675.00	\$ 890.65	\$ 784.35
	2000b	Petroleum Programtic Vandewalle Reports	\$ 1,675.00	\$ 890.60	\$ 784.40
Task 1		SUBTOTALS	\$ 18,350.00	\$ 8,920.33	\$ 9,429.67
		Brownfields Inventory and Site Prioritization			
	1.0.1a	Hazardous Economic Development Wash County	\$ 2,500.00	\$ -	\$ 2,500.00
	1.0.1b	Petroleum Economic Development Wash County	\$ 2,500.00	\$ -	\$ 2,500.00
	1.0.2a	Hazardous Stantec Inventory/Site	\$ 4,000.00	\$ 3,972.00	\$ 28.00
	1.0.2b	Petroleum Stantec Inventory/Site	\$ 4,000.00	\$ 3,920.25	\$ 79.75
Task 2	1.0a	Hazardous Vandewall Inventory/Site	\$ 8,000.00	\$ 7,994.13	\$ 5.87
	1.0b	Petroleum Vandewalle Inventory/Site	\$ 8,000.00	\$ 7,994.11	\$ 5.89
		SUBTOTALS	\$ 29,000.00	\$ 23,880.49	\$ 5,119.51
		Phase 1 - ESAs			
	2.0.1a	Hazardous WB Former Barton School	\$ 5,000.00	\$ 4,986.89	\$ 13.11
	2.0.1b	Petroleum WB Former Barton School	\$ -	\$ -	\$ -
Task 3	2.0.2a	Hazardous JK Former Jackson	\$ 5,000.00	\$ 4,962.14	\$ 37.86
	2.0.3a	Hazardous SLGR Brandt Printing	\$ 5,000.00	\$ 4,998.49	\$ 1.51
	2.0.4a	Hazardous WB West Bank Properties	\$ 13,000.00	\$ 2,612.50	\$ 10,387.50
	2.0.4b	Petroleum WB West Bank Milwaukee	\$ -	\$ -	\$ -
	2.0.5a	Hazardous WB Former West Bend Brewing	\$ 3,750.00	\$ -	\$ 3,750.00
	2.0.5b	Petroleum WB Former West Bend Brewing	\$ 5,750.00	\$ 1,106.00	\$ 4,644.00
Task 4	2.0.6a	Hazardous JK - Jackson carryover	\$ 4,600.00	\$ -	\$ 4,600.00
	2.0.6b	Petroleum JK - Jackson carryover	\$ 4,600.00	\$ -	\$ 4,600.00
	2.0.7a	Hazardous SL - Hwy 175/60	\$ 4,050.00	\$ -	\$ 4,050.00
	2.0.7b	Petroleum SL - Hwy 175/60	\$ 4,050.00	\$ -	\$ 4,050.00
	2.0.8a	Hazardous HD - Main Street Properties	\$ 5,000.00	\$ -	\$ 5,000.00
	2.0.8b	Petroleum HD - Main Street Properties	\$ 3,000.00	\$ -	\$ 3,000.00
Task 5	2.0a	Hazardous Ph 1 ESA Miscellaneous	\$ 4,600.00	\$ -	\$ 4,600.00
	2.0b	Petroleum Ph 1 ESA Miscellaneous	\$ 28,600.00	\$ -	\$ 28,600.00
		SUBTOTALS	\$ 96,000.00	\$ 18,666.02	\$ 77,333.98
		Phase II - ESAs			
	3.0.10a	Hazardous Ph2 HD - Main Street Properties	\$ 12,500.00	\$ -	\$ 12,500.00
	3.0.10b	Petroleum Ph2 HD - Main Street Properties	\$ 12,500.00	\$ -	\$ 12,500.00
Task 6	3.0.1a	Hazardous Materials Survey	\$ 14,000.00	\$ -	\$ 14,000.00
	3.0.1a1	Hazardous WB West Bend Brewery Materials Survey	\$ 12,000.00	\$ -	\$ 12,000.00
	3.0.2a	Hazardous QAPP Annual Updates	\$ 3,675.00	\$ 2,035.50	\$ 1,639.50
	3.0.2b	Petroleum QAPP Annual Updates	\$ 3,675.00	\$ 2,283.00	\$ 1,392.00
	3.0.3a	Hazardous Ph 2 - R/RAP Stantec	\$ 5,500.00	\$ -	\$ 5,500.00
	3.0.3a1	Hazardous R/RAP Stantec - Niphos	\$ 2,500.00	\$ 653.75	\$ 1,846.25
Task 7	3.0.3a2	Hazardous R/RAP Stantec - Barton School	\$ 9,500.00	\$ -	\$ 9,500.00
	3.0.3b	Petroleum Ph 2 - R/RAP Stantec	\$ 15,000.00	\$ -	\$ 15,000.00
	3.0.3b1	Petroleum R/RAP Stantec - Niphos	\$ 2,500.00	\$ 1,076.25	\$ 1,423.75
	3.0.4a	Hazardous Ph2 - R/RAP Vandewalle	\$ 5,250.00	\$ 1,089.94	\$ 4,160.06
	3.0.4a1	Hazardous R/RAP Vandewalle - Niphos	\$ 1,250.00	\$ 1,248.10	\$ 1.90
	3.0.4b	Petroleum Ph2 - R/RAP Vandewalle	\$ 5,250.00	\$ 1,089.91	\$ 4,160.09
Task 8	3.0.4b1	Petroleum R/RAP Vandewalle - Niphos	\$ 1,250.00	\$ 1,248.09	\$ 1.91
	3.0.5a	Hazardous Ph 2 WB - Former Barton School	\$ 25,000.00	\$ 18,244.00	\$ 6,756.00
	3.0.6a	Hazardous Ph 2 WB - West Bend Brewery	\$ 10,750.00	\$ -	\$ 10,750.00
	3.0.6b	Petroleum Ph 2 WB - West Bend Brewery	\$ 10,750.00	\$ -	\$ 10,750.00
	3.0.7a	Hazardous Ph 2 WB - West Bank Milwaukee River	\$ 12,500.00	\$ -	\$ 12,500.00
	3.0.7b	Petroleum Ph 2 WB - West Bank Milwaukee River	\$ 12,500.00	\$ -	\$ 12,500.00
Task 9	3.0.8a	Hazardous Ph 2 WB - Blaine	\$ 8,400.00	\$ -	\$ 8,400.00
	3.0.8b	Petroleum Ph 2 WB - Blaine	\$ 8,400.00	\$ -	\$ 8,400.00
	3.0.9a	Hazardous Ph 2 SL - Hwy 175/60 Cluster	\$ 15,000.00	\$ -	\$ 15,000.00
	3.0.9b	Petroleum Ph 2 SL - Hwy 175/60 Cluster	\$ 15,000.00	\$ -	\$ 15,000.00
	3.0a	Hazardous Ph 2 ESA Miscellaneous	\$ 21,719.00	\$ -	\$ 21,719.00
	3.0a1	Hazardous Ph 2 WB - Bermico Site Investigation	\$ 25,000.00	\$ 5,650.50	\$ 19,349.50
Task 10	3.0b	Petroleum Ph 2 ESA Miscellaneous	\$ 21,719.00	\$ -	\$ 21,719.00
	3.0b1	Petroleum Ph 2 WB - Bermico Site Investigation	\$ -	\$ -	\$ -
		SUBTOTALS	\$ 293,088.00	\$ 34,619.04	\$ 258,468.96

		Community Brownfields - area wide planning							
Task 4	4.0.1a	Hazardous Stantec Community	\$	3,101.25	\$	211.25	\$	2,890.00	
	4.0.1b	Petroleum Stantec Community	\$	1,250.00	\$	211.25	\$	1,038.75	
	4.0.2a	Hazardous SL Downtown Redevelopment Vandewalle	\$	21,824.37			\$	21,824.37	
	4.0.2b	Petroleum SL Downtown Redevelopment Vandewalle	\$	5,675.63			\$	5,675.63	
	4.0a	Hazardous Vandewalle Community	\$	74.38	\$	74.38	\$	-	
	4.0b	Petroleum Vandewalle Community	\$	74.37	\$	74.37	\$	-	
	4.0b1	Petroleum Gehl Vandewalle/Stantec	\$	6,500.00	\$	2,866.03	\$	3,633.97	
	4.0b1a	Petroleum Gehl Patek	\$	11,500.00	\$	3,000.00	\$	8,500.00	
	SUBTOTALS		\$	50,000.00	\$	6,437.28	\$	43,562.72	
	Community Outreach and Involvement								
Task 5	5.0.1a	Hazardous EDWC Outreach and Involvement	\$	12,881.00	\$	467.50	\$	12,413.50	
	5.0.1b	Petroleum EDWC Outreach and Involvement	\$	12,881.00	\$	467.50	\$	12,413.50	
	5.0.2a	Hazardous Stantec Outreach and Involvement	\$	10,000.00	\$	3,918.79	\$	6,081.21	
	5.0.2b	Petroleum Stantec Outreach and Involvement	\$	10,000.00	\$	3,847.04	\$	6,152.96	
	5.0.3a	Hazardous Vandewalle Sustainability	\$	2,500.00			\$	2,500.00	
	5.0.3b	Petroleum Vandewalle Sustainability	\$	2,500.00			\$	2,500.00	
	5.0.4a	Hazardous Stantec Sustainability	\$	2,500.00			\$	2,500.00	
	5.0.4b	Petroleum Stantec Sustainability	\$	2,500.00			\$	2,500.00	
	5.0a	Hazardous Vandewalle Outreach and Involvement	\$	25,000.00	\$	13,462.18	\$	11,537.82	
	5.0b	Petroleum Vandewalle Outreach and Involvement	\$	25,000.00	\$	13,462.15	\$	11,537.85	
TOTALS									
		SUBTOTALS	\$	105,762.00	\$	35,625.16	\$	70,136.84	
		TOTALS	\$	592,200.00	\$	128,148.32	\$	464,051.68	

Site Redevelopment Program Funding - FY2017 Grant

Rev. 1/25/2019

Task 2, Task 3 & Task 4 - Contracted Budget is \$439,088 (Budget Reallocations #1-4 approved by USEPA)

	Current Budget	Actual/Estimate	Approval to Use Funds
West Bend			
FY2014 carry over			
Former Blaine - Phase II	\$ 16,800.00	\$ 16,800.00	Carry over FY2014 funds - SRC - 1/18/2018
Former Bermico - Phase II	\$ 25,000.00	\$ 25,000.00	Carry over FY2014 funds - SRC - 9/19/2017 & 5/22/2018
Former Gehl Site - reuse/redevelopment planning	\$ 18,000.00	\$ 18,000.00	Carry over FY2014 funds - SRC - 1/18/2018 (\$11,550 - hotel analysis approved by US EPA on 9/24/2018 & \$3250 - VA) = \$3200 - remaining
Total FY2014 carry over	\$ 59,800.00	\$ 59,800.00	
FY2017 Projects			
Former Barton School- Phase I	\$ 5,000.00	\$ 4,986.89	Coalition allocation
Former Barton School - Phase II	\$ 25,000.00	\$ 25,000.00	Coalition allocation
Former Barton School - R/RAP	\$ 9,500.00	\$ 9,500.00	SRC - 11/14/2018
Former West Bend Brewery - initial ED	\$ 3,000.00	\$ 3,000.00	Project Manager ok
Former West Bend Brewery - Phase I	\$ 6,500.00	\$ 6,500.00	SRC - 9/5/2018 & US EPA 10/11/2018 & WDNR - 8/10/2018
Former West Bend Brewery - Phase II	\$ 21,500.00	\$ 21,500.00	SRC - 9/5/2018 & US EPA 10/11/2018 & WDNR - 8/10/2018
Former West Bend Brewery - Materials Survey	\$ 12,000.00	\$ 12,000.00	SRC - 9/5/2018 & US EPA 10/11/2018 & WDNR - 8/10/2018
West Bank Milwaukee River Project - Phase I	\$ 13,000.00	\$ 13,000.00	\$10K - Coalition allocation - \$3 K - SRC request - 11/14/18 (\$5K ED and \$8K for Phase I) US EPA - 10/17/2018
West Bank Milwaukee River Project - Phase II	\$ 25,000.00	\$ 25,000.00	SRC - 11/14/18 & USEPA 10/17/2018
Total FY2017 projects	\$ 120,500.00	\$ 120,486.89	
Total West Bend	\$ 180,300.00	\$ 180,286.89	
Slinger			
FY2014 carry over			
Hwy 175 / Hwy 60 site Cluster - Phase I	\$ 8,100.00	\$ 8,100.00	Carry over FY2014 funds - SRC - 9/19/2017
Hwy 175 / Hwy 60 site Cluster - Phase II	\$ 30,000.00	\$ 30,000.00	Carry over FY2014 funds - SRC - 3/21/2017
Total FY2014 carry over	\$ 38,100.00	\$ 38,100.00	
FY2017 Projects			
Niphos redevelopment RAP scenarios	\$ 7,500.00	\$ 7,500.00	Coalition allocation
Brandt Printing - 323 Slinger Road	\$ 5,000.00	\$ 4,998.49	Coalition allocation
add downtown redevelopment vision& strategy	\$ 27,500.00	\$ 27,500.00	rest of coalition allocation - VA - V. Board approval - email from Jessi 12/5 & USEPA 12/10/2018
Remaining Coalition allocation	\$ -	\$ 1.51	
Total FY2017 projects	\$ 40,000.00	\$ 40,000.00	
Total Slinger	\$ 78,100.00	\$ 78,100.00	
Hartford			
24,28 & 32 S. Main Street Properties - ED	\$ 3,000.00	\$ 3,000.00	Coalition allocation & USEPA - 2/13/2019
24,28 & 32 S. Main Street Properties - Phase I	\$ 5,000.00	\$ 5,000.00	Coalition allocation & USEPA - 2/13/2019
24,28 & 32 S. Main Street Properties - Phase II	\$ 25,000.00	\$ 25,000.00	Coalition allocation & USEPA - 2/13/2019
Remaining Coalition allocation	\$ 7,000.00	\$ 7,000.00	
Total Hartford	\$ 40,000.00	\$ 40,000.00	
Jackson			
FY2014 carry over			
Misc. Jackson Project - Phase I ESA	\$ 9,200.00	\$ 9,200.00	Carry over FY2014 funds - SRC - 9/19/2017
Total FY2014 carry over	\$ 9,200.00	\$ 9,200.00	
FY2017 Projects			
Former Jackson Mill	\$ 5,000.00	\$ 4,962.14	
Remaining Coalition allocation	\$ 35,000.00	\$ 35,000.00	
Total FY2017 projects	\$ 40,000.00	\$ 39,962.14	
Total Jackson	\$ 49,200.00	\$ 49,162.14	
Richfield			
Remaining Coalition allocation	\$ 40,000.00	\$ 40,000.00	
Total Richfield	\$ 40,000.00	\$ 40,000.00	

Total Current Project Allocation	\$ 387,600.00
Task 3 - Stantec- QAPP updates	\$ 7,350.00
Total curent budget that has been allocated for Task 2, 3 & 4	\$ 394,950.00

Remainder unallocated Task 2, Task 3 & Task 4 \$ 44,138.00

SRC Reallocation Requests - Programmatic & Outreach Requests

None		\$	-		
	Subtotal	\$	-		

SRC Reallocation Requests - Project Specific Requests					
1 - West Bend Animal Hospital		\$	25,000.00	SRC review 2/18/19	USEPA will need to approve
	Subtotal	\$	25,000.00		

	Total Budget Reallocation Requests	\$	25,000.00		
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If approved, remainder of unallocate Tasks 2, 3 & 4 \$ 19,138.00

Attachment C

Press Articles, Etc.



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Barton Elementary School sold for Apartment/Townhome project

Author: [Judy Steffes](#) | Posted In [Barton](#), [Washington County](#), [West Bend](#) | [No Comments](#)

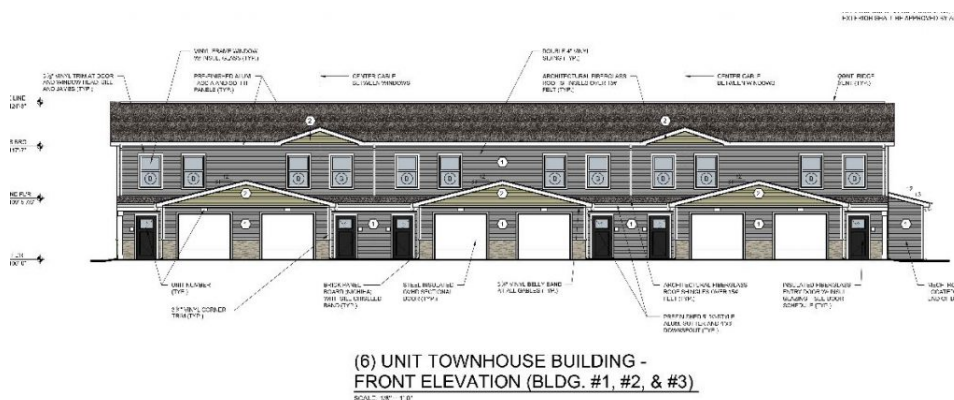
Dec. 30, 2018 – Barton, WI – The old Barton Elementary School has been sold. Adam Williquette from American Commercial worked with the West Bend School District to close the sale.



The final price was \$600,000.

The sale before the end of 2018 will put the property back on the tax rolls for 2019.

Barton Elementary School closed in June 2014 as part of the West Bend School District's 25-Year Facilities Plan and the 2012 referendum to remodel and add to Silverbrook and Green Tree.



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Cherry Pickin's

Keller Inc.

The Columbian

Lynch Buick GMC

Washington County Fair

Keberle, Patrykus & Laufenberg

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Jeff's Spirits on Main

Bob's Main Street Auto

Schwai's

Integrative Orthopedic

Cedar Community

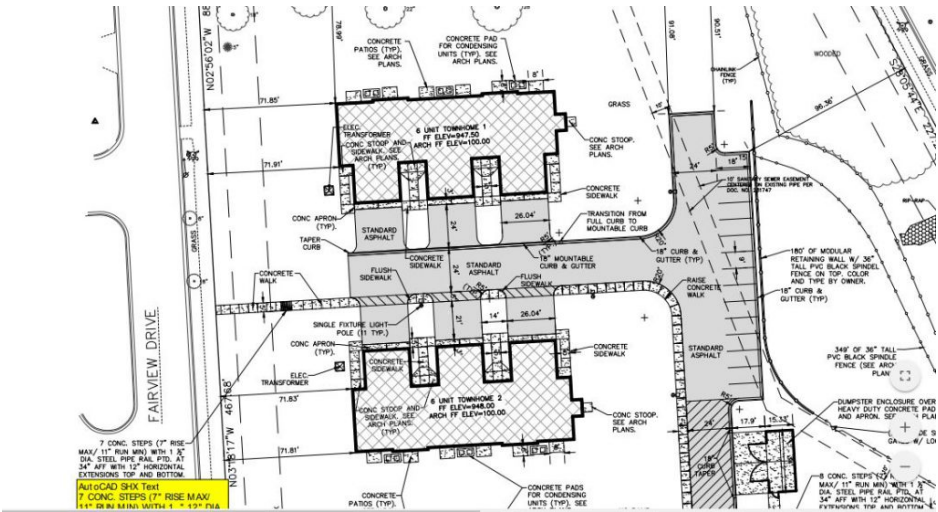
Cannabis Collective

Museum of Wisconsin Art

Dittmar Realty

American Commercial Real Estate

The old Barton School on School Place and Fairview Drive will be turned into a 22 unit multi-family adaptive reuse of the former school building and three six unit townhome residential development located at 614 School Place, by Barton School Apartments, LLC.



The general contractor, Commonwealth Construction Co. is from Fond du Lac.

There will be 22 apartments in the old school building (14 on the 1st floor, 8 on the 2nd).

Designs indicate the school gym will remain and be used for recreation and the former school library becomes a Community Room and there is a Fitness Center.

The 18 Townhomes are in three separate buildings, up on the hill that was the playground. There are actually five garage buildings (one for each of the townhome buildings and two others near the old building.)

Project start is January, 2019 and completion by Nov. 1, 2019.

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Tags: Barton School Apartment, BID, School Place, townhome

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VIDEO | Rock at
GERMANfest tonight in
West Bend




Moose Lodge to offer
"drive-thru" fish fry 7/14

About Author

Judy Steffes

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Recent Comments

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Raydar on Dodge County Sheriff making over 100 traffic stops at construction site on Highway 33 and CTH P

Sonja on Dodge County Sheriff making over 100 traffic stops at construction site on Highway 33 and CTH P

Judy Steffes on Dodge County Sheriff making over 100 traffic stops at construction site on Highway 33 and CTH P

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Museum of Wisconsin Art

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Groundbreaking set for new downtown apartment complex

Daily News Staff

Feb. 15, 2019



This is the latest artist's rendering of the new Rincón 225 Apartment Complex to be built at 225 N. Main St., Hartford. Construction is expected to begin in the spring.

Submitted rendering

HARTFORD — A formal groundbreaking ceremony to mark the start of site work for downtown Hartford's new 82-unit complex will be held starting at 11 a.m. Feb. 28.

Greywolf Partners, Inc., a full service commercial real estate company, is the developer behind the project. The company has also announced that the five-story apartment complex in the heart of downtown Hartford will be called Rincón 225.

Rincón (Spanish for "the corner") 225 will be at the corner of Main and State and will have 82 new apartments, including luxury studio, one-, two- and three-bedroom units. On-site amenities will include heated underground parking along with a bike repair station, dog washing station, community room, coffee bar and outdoor living spaces. This project will help Hartford leverage its "live, work, play" concept into the community development.

Greywolf Partners, Inc. selected Consolidated Construction as the general contractor and Abacus Architects as the design team.

"Market research and area business owners are telling community leaders that there is a clear need for new upscale smaller-unit housing. We believe this development in this special downtown location is the right fit," said Marilyn Herzberg, president at Greywolf Partners, Inc. "The residents of Rincón 225 will be able to live in the heart of the community and walk or bike to downtown businesses and other area amenities."

Herzberg said today's apartment residents look for a community feel.

"We believe that this development will help drive other new downtown developments," Herzberg said. "We are excited to be a part of this community's vision for the future."

Funding includes community development grant, TIF district

Consolidated Construction Strategic Account Manager Tim Rinn said this is another component to help Hartford improve the quality of life for its citizens.

"They have three successful industrial parks and high demand for workers. Community leaders had the foresight to realize that in order to attract the next generation of young professionals to the area, they needed to ensure there are ample reasons to 'live and play' in Hartford, as well as work there," Rinn said. "Industry and businesses in Hartford are also heavily invested in the 'live, work, play' concept. A community development fund provided a grant for the Rincón 225 project. Community leaders also authorized the first-ever tax incremental finance district in the downtown area to assist with redevelopment, infrastructure, and other improvement projects." Rinn said those efforts complement other initiatives in recent years, including the Schauer Arts Center, Wisconsin Auto Museum, Veterans Memorial Aquatic Recreation Center, Jack Russell Memorial Public Library, and Erin Hills Golf Course, which hosted the 2017 U.S. Open championship.

"We see Rincón 225 as another catalyst for further economic development in the area," said Tom Hostad, executive director of the Hartford Area Development Corp. "When you add another 120 people living downtown, it adds to the vibrancy of the community while creating need for other products and services as well."

The project is scheduled to be completed in late spring of 2020. For more information on Rincón 225 or to inquire about property availability, call 262-709-8500 or visit www.Rincon225.com.

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Demolition scheduled in preparation for 5-story apartment complex in Downtown Hartford | By Samantha Sali

Author: Judy Steffes |

Feb

12

2019

Posted in Business, Hartford, Washington County No comments

Feb. 12, 2019 – Hartford, WI – Demolition of the six buildings on the corner of Hartford's Main and State Streets is scheduled to start February, 25, 2019.



“Remediation crews will be on hand starting next week to start the abatement process for buildings in the North bookend project on the corner of State and Main,” said Hartford City Administrator Steve Volkert.

The apartment complex, which is being developed by the Brookfield-based Brayton Management Co. Inc, will have the multi-family complex completed by Spring 2020.



The 82-unit complex will have 1-3 bedroom apartments, 117 parking spaces including underground parking, and several amenities including an elevator, conference room, coffee bar, fitness room, and game room.

While the gates remain open for parking now, they will be closed once the demolition begins. "Gates will continue to be closed throughout the demolition and construction season of 2019 and partially into 2020," said Volkert. "The end result will be a completely remodeled public parking lot offering a similar number of public stalls as was there prior to the construction."



Volkert said the North Bookend Project will be a great addition to the city.

“This corner has been on our radar as a catalytic project and part of the downtown redevelopment since 2015 when a plan was rolled out,” he said. “History has shown when you concentrate market-rate apartments in a walkable downtown, it greatly improves viability for the merchants and property owners in that downtown.”



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Slinger eyes grant money for downtown redevelopment study

Officials hope to use Brownfield Grant funds to aid planning

By Joe VanDeLaarschot

Dec. 5, 2018



A pedestrian crosses Kettle Moraine Drive at Highway 175 in downtown Slinger on Tuesday morning. Village officials are moving ahead on having a consulting firm study the downtown and the possible redevelopment opportunities there.

Joe VanDeLaarschot/Daily News

SLINGER — The village's participation in the Washington County EPA Brownfield Grant Coalition could aid plans for redevelopment of the downtown area.

The village must still make a formal application to the coalition to use about \$27,500 remaining in Slinger's \$40,000 share of the grant money, but they believe it should be just a formality. Each community in the coalition received a \$40,000 share of the money.

On Monday, village trustees approved having Vandewalle and Associates, at a cost not to exceed \$27,500, work with the village on issues related to downtown redevelopment. Contamination concerns have been raised in the past over some of the property in the downtown area and how redevelopment could proceed there.

"We want them to take a deeper look at the needs and wants for the village's downtown," Village Administrator Jessi Balcom said.

The village has already used grant money in the past to aid the cleanup of Brownfield sites and this could be used for doing the same in the downtown. The contract between the village and Vandewalle and Associates contains several objectives including:

- Conduct a property by property analysis of property conditions and rehabilitation potential.
- Gather and evaluate information regarding constraints to redevelopment such as topography, utility conditions and locations, easements, soil conditions and access limitations.
- Meet with area property owners and business owners to determine their thoughts and plans on the future of the downtown. They will also conduct a community visioning session for village residents.

They will draft a redevelopment vision and strategy for the for downtown.

"Through our preparation of the Economic Opportunity Analysis and Comprehensive Plan Update and the work Vandewalle and Associates has already conducted for the village over the last two years, we have gathered a tremendous amount of information and gained significant insight about downtown Slinger," Balcom said as part of the agreement. "Although general community conversations about the downtown have taken place the time has come to have a focused discussion on the future of the downtown and the village's role in bringing about redevelopment."

Vandewalle is expected to begin the work immediately with completion of all tasks expected to take about four months. Work on the effort is expected to be funded entirely by Slinger's allocation from the Washington County Site Redevelopment Program.

Also Monday night, the Village Board approved renewing a separate contract with Vandewalle and Associates for economic development and planning services — something the firm has already been performing for the

village. The cost for those services are not to exceed \$60,000 a year, but the costs could be significantly lower because the consultant will be paid by the hour for each project it is assigned by the village.

"Is there a way we could exit the contract if we needed to?" Village Trustee Dean Otte asked.

Balcom said the village could get out of the agreement via a seven-day written notice which is in the agreement. Otte asked the question because he said if Village Planner Marty Marchek decided to retire, the village might want to consider creating a position that combined his duties with those covered in the annual services agreement with Vandewalle.

"We know he (Marchek) has talked about retirement and we're happy to have him work for us as long as possible, but when he does wish to retire that could be an option," Otte said.

Otte then asked if the village might consider combining such services with nearby communities, similar to how it shares building inspection services.

Balcom said that discussion had taken place, but a conflict of interest could be possible because of the proximity of the communities involved and the competition between the communities to attract new business.

"That's something that we have been unable to come up with an answer to," Balcom said. "Building inspection services are different."

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Attachment D

Summary of Leveraged Resources

TABLE 1
SUMMARY OF LEVERAGED FUNDING (Through 2/4/2019)
FY2014 and FY2017 COMMUNITY WIDE ASSESSMENT GRANT IMPLEMENTATION PROJECT, WASHINGTON COUNTY, WI COALITION

Inventory ID	Site/Project Name	Location	Project Description	Program Support Funding	Assess-ment Funding	Abatement, Demolition, or Cleanup Funding	Infra-structure Funding	Construction Funding	TIF Funding	Funding Status	Environmental Work Status	Source	Description	Redevelopment Status	Acres (Redeveloped Acres in Blue)	New Housing Units (Expected)	New Housing Units (Completed Projects Only)
n/a	Washington County Site Redevelopment Program	Washington County Site Redevelopme nt Program	Implementation of EPA FY14 Brownfields CWA Grant	\$ 119,530						Secured	Complete	Washington Co	In hours of in-kind services provided by Washington Co staff (through 1/31/18)	n/a	n/a	n/a	n/a
				\$ 24,583						Secured	Complete	EDWC	In hours of in-kind services provided by EDWC staff (through 1/31/18)				
				\$ 8,956						Secured	Complete	Coalition members	In hours of in-kind services provided by other coalition member staff (through 12/31/18)				
n/a	Washington County Site Redevelopment Program	Washington County Site Redevelopme nt Program	Implementation of EPA FY17 Brownfields CWA Grant	\$ 39,557						Secured	Complete	Washington Co	In hours of in-kind services provided by Washington Co staff (through 12/31/18)	n/a	n/a	n/a	n/a
				\$ 6,801						Secured	Complete	EDWC	In hours of in-kind services provided by EDWC staff (through 1/31/18)				
				\$ 3,882						Secured	Complete	Coalition members	In hours of in-kind services provided by other coalition member staff (through 12/31/18)				
none	Former Barton Products/Prism Mfg. Property	Town of West Bend	Proposed Sale/Reuse (30,652-ft2 former machine shop)		\$ 8,000					Secured	Complete	R.J. Wood Industries	50% match provided by prospective buyer for Phase II ESA costs				
					\$ 14,579					Secured	Complete	Avon II, LLC	50% match provided by site owner for environmental site investigation costs				
Cluster L (5, 6, 7)	N. Bookend Redevelopment (8 parcels)	City of Hartford	Multi-Family Apartment Building (82 units planned, completed 0)		\$ 50,000	\$ 600,000				Secured	In progress	WEDC	\$150K SAG and \$500K BF	In Progress	1.06	0	0
								\$ 1,800,000		Secured	In Progress	Investors	Investor Funding				
					\$ 18,000	\$ 57,000			\$ 1,500,000	Secured	In progress	City of Hartford	TIF				
none	Saxony Village Development (3 parcels)	Village of German-town	Multi-Family Apartment Complex (172 units planned, completed 85)		\$ 1,000					Secured	Complete	JBJ Companies	Matching funds provided by developer	Completed Redev. Project	23.8	172	172
						\$ 375,000				Secured	Complete	WEDC					
								\$ 28,000,000		Secured	In progress	JBJ Companies	Private developer equity and bank loan				
none	E.H. Wolf Expansion (Former Slinger Foundry)	Village of Slinger	Warehouse and Office Development			\$ 146,477				Secured	Complete	WEDC		Completed Redev. Project	0.86	none	none
						\$ 911,387				Secured	Complete	Village of Slinger	Tax Increment Financing				
						\$ 316,681		\$ 4,100,000		Secured	Complete	E.H. Wolf & Sons	Private equity, bank loan				
237	Barton School Apartments	City of West Bend	40 units planned, completed 0					\$ 600,000		secured	Complete	Commonwealth Properties	Property Purchase	In Progress	6.9	40	0
90 & 91	Former Bermico Site	City of West Bend	Site Assessment		\$ 150,000					Secured		WEDC	SAG Grant	In Progress	9.95	none	none
27	Former Niphos Coatings Property	Village of Slinger	Cleanup and Site Closure in Preparation for Sale/Reuse			\$ 9,733				Secured	In progress	Washington Co	Contract awarded by County for cleanup oversight and closure services	In Progress	0.32	none	none
						\$ 20,202				Secured	In progress	Washington Co	Contract awarded by County for environmental cleanup				
			Expected Secured Funding Total	\$ 203,310	\$ 241,579	\$ 2,436,480	\$ -	\$ 34,500,000	\$ 1,500,000					Expected Totals	42.89	212	n/a
	Data for Fact Sheet Graphic		Completed Projects Total (Blue or Green only)		\$ 219,000	\$ 2,436,480		\$ 32,100,000						Completed Projects Total (Blue only)	24.66	n/a	172

Attachment E

Site Redevelopment Program Fact Sheet

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



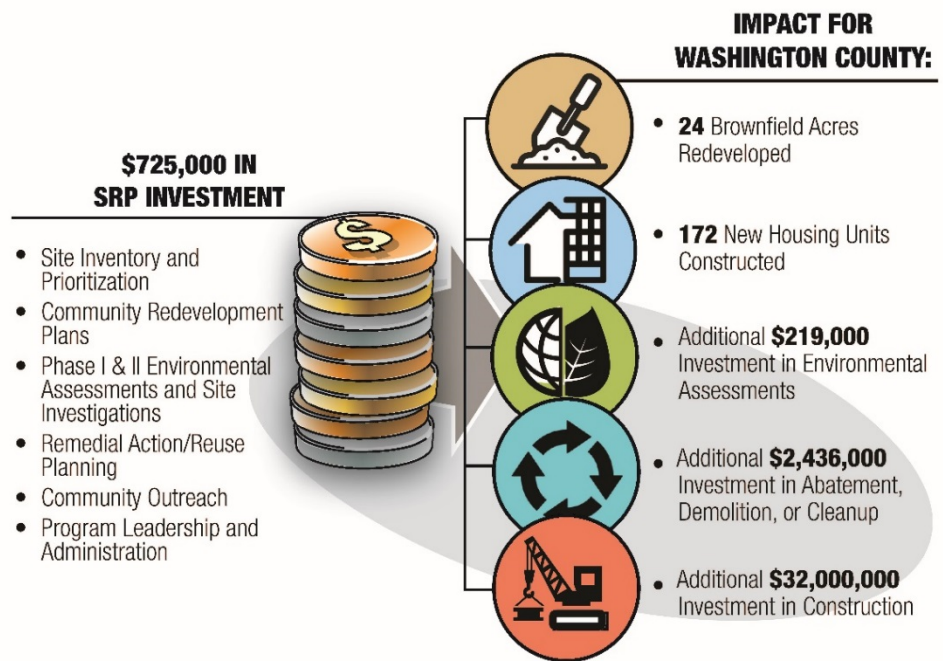
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YOUR GROWTH. OUR PASSION.

Site Redevelopment Program: Progress, Momentum, and Leveraging Impact

In 2017, the USEPA announced that the Washington County Site Redevelopment Program (SRP) was successful in securing a second USEPA Coalition Brownfield Assessment Grant totaling \$600,000. Since then, the program has seen continued success. SRP progress in 2018 includes:

- **Environmental assessment activities** at five targeted redevelopment sites.
- Development of a **Site Screening Checklist** to determine if sites are good candidates for SRP funding.
- Creation of a **Redevelopment Site Advancement Process Diagram** to communicate tools and multi-year strategies used in the brownfield redevelopment process.

SRP Success Since 2015 ... And Counting



Leveraged Investment:

- \$15M planned total development cost
- \$1.8M investor equity
- \$1.5M City tax incremental financing
- \$50,000 SRP funding for Phase I, Phase II Assessments, Site-Specific Sampling & Analysis Plan
- \$650,000 State SAG and Brownfield Cleanup Grants

Hartford Continues to Advance Downtown Revitalization & the SRP Plays a Key Role

Hartford's downtown revitalization continues, as a key site at the corner of N. Main and W. State Streets will be redeveloped by Greywolf Partners into Rincon 225 – a six-story, 82-unit apartment building with underground parking. The project is slated for a February 2019 ground-breaking and is set to open in May 2020. Over the last 100+ years, the site, located along an active rail line, had been home to uses including grain distribution and storage, malt processing, a creamery, meat processing, kilns, coal and lumber storage, and underground gasoline storage. Most recently, the site contained six blighted residential and commercial buildings. Successful advancement of this project was made possible by many partnerships and a layered funding strategy.



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



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YOUR GROWTH. OUR PASSION.

Leaders in Brownfields Redevelopment Exchanges Ideas at Rock Falls-Washington County Brownfields Summit

Representatives from the USEPA, Washington County SRP, and the Rock Falls, Illinois, brownfields program participated in a Brownfields Summit in Rock Falls in September 2018. Both Washington County and the City of Rock Falls have been recognized nationally and within their respective states as benchmark rural redevelopment programs leveraging scarce resources to make big impacts. Both programs have overcome challenges and implemented strategic projects focused on both short- and long-term success. The summit provided an opportunity for the programs to share histories, challenges, and best practices with one another.

Notable takeaways from the summit include:

- A successful brownfields program needs strong leadership, commitment to a long-term plan, and flexibility.
- The SRP will need to develop a financial sustainability strategy in order to continue to have impact.
- The SRP should develop a communications and marketing strategy for various audiences.

Rock Falls Mayor Bill Wescott describes the transformation of a former brownfield into the City's Run Bike and Walk (RB&W) Park.



Summit participants brainstorm ideas for long-term brownfield programs.



Village of Germantown Connectivity Plan Underway

Washington County received direct technical assistance from the USEPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown. The plan will be centered on Saxony Village, a recent residential development project on a remediated brownfield site that utilized the SRP funding for site assessment. A series of workshops took place in November 2018 with key community stakeholders. Stay tuned for more details later this year!

Stay Up-to-Date with the Site Redevelopment Program:

- ✓ **Learn about SRP Success Stories!** The SRP is making the most of SRP funding by utilizing GIS web maps. An online SRP Success Stories Map has been created to share the SRP's success stories in an interactive map format. Visit at: <https://bit.ly/2UxiFET>
- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur February 19, 2019. A meeting agenda can be downloaded at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click "Location Analysis" at the top)
- ✓ **Contact** Debora Sielski, Washington County Planning and Parks Department, at (262) 335-4445 or deb.sielski@co.washington.wi.us.

Disclaimer: Though this project has been funded, wholly or in part, by USEPA, the contents of this document do not necessarily reflect the views and policies of USEPA.



Attachment F

Downtown Slinger Open House Flyer

JOIN THE DISCUSSION.

What should
Downtown
Slinger look like?
Now's your time
to get involved.

DOWNTOWN SLINGER OPEN HOUSE

for anyone who lives or works in Slinger

Wednesday, March 27, 2019 – 5:00-7:00 PM

Village Hall – 300 Slinger Road



The Village is undertaking a planning process for Downtown Slinger - centered on Kettle Moraine Drive and Washington Street. Based on public input shared in recent months, the Village and its consultants have developed a Vision for the Downtown. Now, the Village wants to share the Vision with you and hear what you think!

Please **drop in anytime after 5:00 PM** to review the draft Vision, share your thoughts, and tell us what actions you think the Village should take to achieve the Vision. Help us make sure the Vision for the Downtown matches the desires of the community.

Have a question? Contact us. Jessi Balcom, Village Administrator
(262) 644-5265 or jbacom@vi.slinger.wi.gov

Attachment G

Annual Report to the County Board



Planning Goals

- Contribute to the County's economic vitality through the Site Redevelopment Program.
- Advance the County's strategic goals & initiatives through collaborative and multi-jurisdictional planning.
- Develop plans that promote responsible growth and support a positive quality of life.
- Provide planning expertise in assisting County Departments.

Site Redevelopment Program (SRP) / US EPA Brownfield Assessment Grant

As Project Manager, the Deputy Administrator is responsible for grant administration and SRP oversight including managing the consultant activities of the Project Management Team (PMT) including Stantec Consulting Services, Inc., Vandewalle & Assoc. and Economic Development Washington County, coordination with our Coalition Partners (City of Hartford, City of West Bend, Village of Richfield, Village of Jackson and Village of Slinger), coordination of the Site Redevelopment Steering Committee (SRC), reviewing environmental site assessments (ESAs), and preparing required reports for the US Environmental Protection Agency (EPA). This program continues to provide our County and its Coalition partners with a wide range of economic benefits, which include an increased tax base as well as increased employment opportunities for area residents.

Major 2018 accomplishments of the SRP include:

- ***Completed FY 2014 US EPA Brownfields Assessment Grant*** - Met or exceeded all FY2014 US EPA Brownfields grant performance outputs and outcomes as described in the Implementation Work Plan including:
 - The SRP had exceptional results with over \$32 Million in construction investments for which assessment and redevelopment planning was supported through the FY 2014 US EPA Brownfields grant. An additional \$2.2 Million was also leveraged in assessment, abatement, demolition or cleanup funding for projects that were supported through the FY 2014 grant.
 - Approximately 99.95% of the grant funds were expended.
 - Outlined best management practices and lessons learned during grant period for the US EPA.
 - Completion of a community-wide inventory and prioritization of brownfields sites.
 - Completed 17 Phase I and 17 Phase II ESAs on priority brownfields sites.
 - In 2017, EDWC developed and launched the Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopment projects

by providing developer's information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners. <http://businessreadywi.com/business-intelligence/redevelopment-tool/>

- **Former Niphos Coatings** – Village of Slinger – Site of the US EPA emergency clean up in 2012. The remediation is completed and working with Stantec to complete and submit closure request by end of January for WDNR review. Anticipate case closure by April 2019.



Niphos Before – Exposed soil contaminated with arsenic and PAHs.



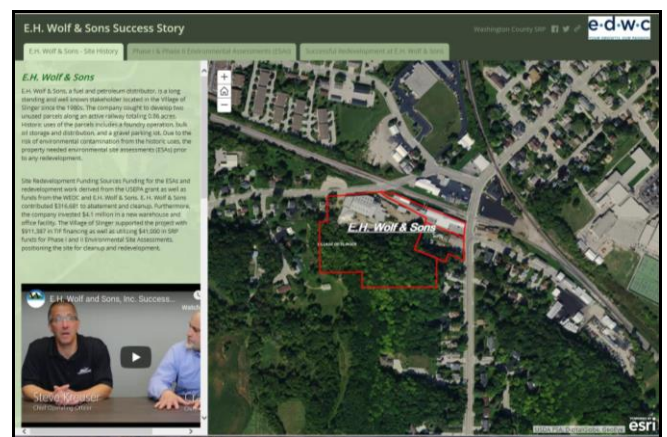
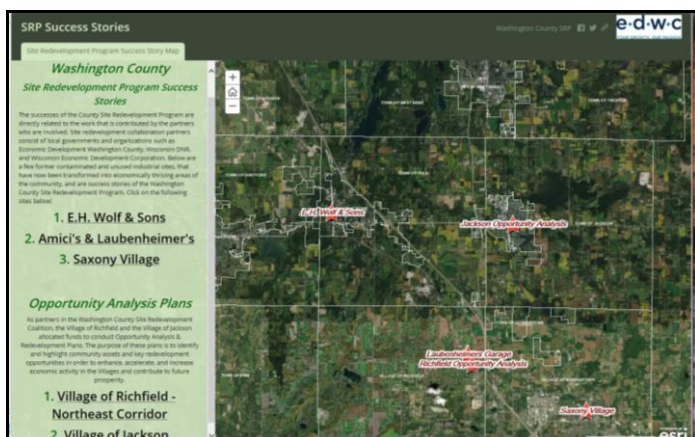
Niphos After - Contaminated soil removed and replaced w/clean fill & topsoil. Working with Stantec to complete and submit closure request by end of January for WDNR review and anticipate case closure by April 2019.



- **FY2017 US EPA Brownfields Assessment Grant** - In January 2018, the SRP started funding redevelopment projects and initiatives with the FY 2017 \$600,000 US EPA Community-Wide Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields:

- Completed several success story videos for E. H. Wolf & Sons and Saxony Village
- Created an online SRP Success Story ESRI story map on the Washington County Web Application Gallery at:

<http://washingtencow.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb565abf34db8bc5273c77fd769e8>



SRP Success Story Map on County Web Application Gallery

- **Rock Falls Summit** – In partnership with EDWC and UW Extension, organized the Sept. 13, 2018 Washington County – Rock Falls, IL Brownfields Summit to discuss program sustainability, exchange brownfield redevelopment success stories and discuss future sustainability strategies. Two main takeaways to achieve a sustainable program:
 - Develop a Site Redevelopment Program financial sustainability strategy.
 - Develop a comprehensive Site Redevelopment Program communications & marketing strategy for all levels (general public/key stakeholders/community organizations/elected officials).



Rock Falls and Washington County Summit to discuss brownfields program sustainability strategies.

- **Redevelopment Projects underway in 2018** - Current redevelopment projects that are utilizing the Site Redevelopment Program FY2017 US EPA Brownfield Grant Funds:



\$39,500 – Former Barton School – West Bend – Phase I and II ESAs, remedial action plan and soil management plan

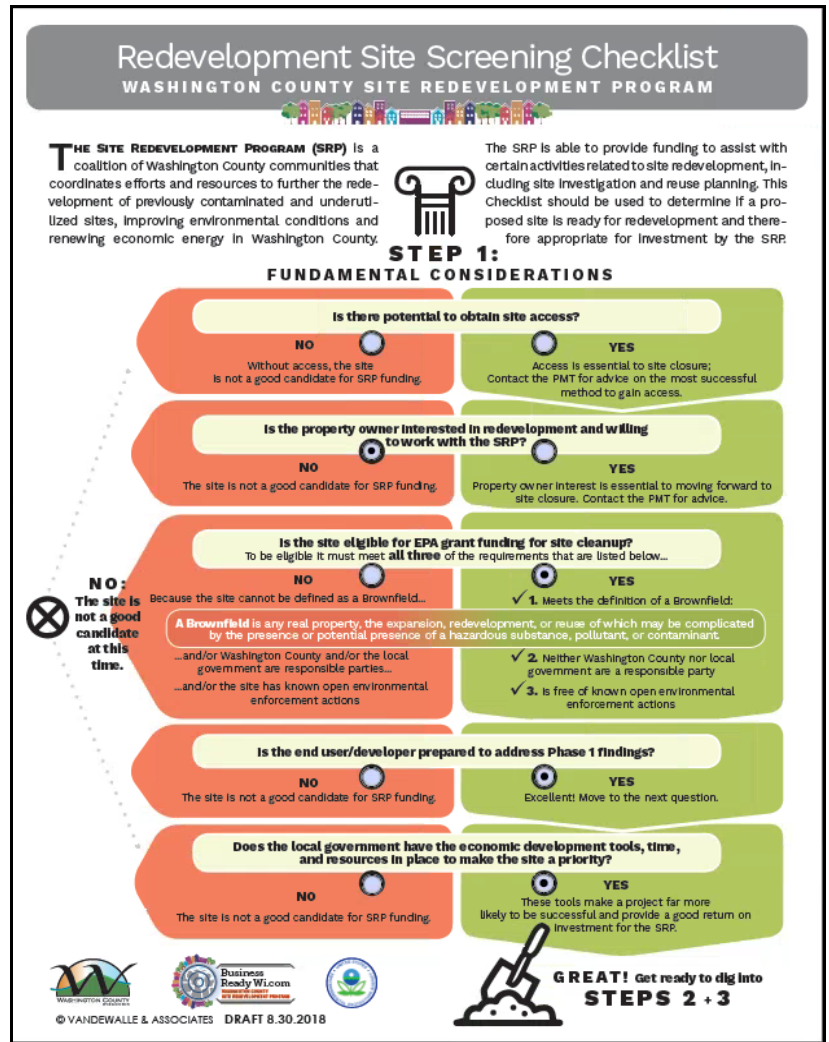


\$38,000 – West Bank Milwaukee River, West Bend – Phase I and II ESAs

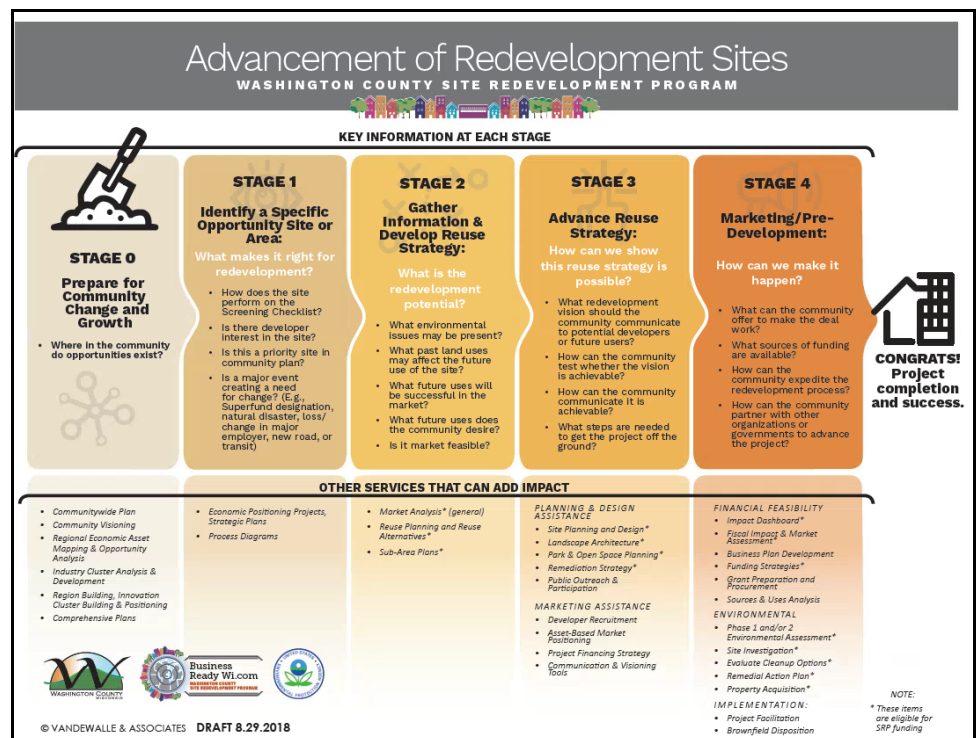


\$11,550 – Former Gehl Site – West Bend – Hotel Market Analysis

- **Redevelopment Screening Checklist** – The SRP Project Management Team created the Redevelopment Site Screening Checklist to determine if a proposed site is ready for redevelopment and therefore appropriate for investment by the SRP.
- **WI DNR Brownfields 101** - The SRP Project Management Team presented at the WI DNR Brownfields 101 Conference discussing the innovative and collaborative approach to the Site Redevelopment Program in terms of coalition structure, organization and partnership with economic development.
- **Grant Administration** - Completed and submitted all required Quarterly and Annual Reports to the US EPA.



- **Advancement of Redevelopment Sites** – The SRP Project Management Team created an infographic for local governments that describes the redevelopment process and identifies items that are eligible for SRP funding.



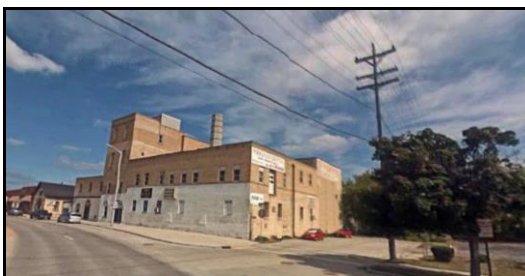
- ***US EPA Technical Assistance for Village of Germantown*** – The County received direct technical assistance from the US EPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown centered on Saxony Village, currently under construction on a remediated brownfield site that utilized the SRP funding for site assessment. A series of workshops took place in November 2018 with key community stakeholders.



US EPA Technical Assistance for Village of Germantown Connectivity Plan

Current Projects and the Year Ahead

- Continue to manage the US EPA Brownfield Assessment grant implementation and coordination to effectively move the Site Redevelopment Program forward and achieve redevelopment success for grant funded projects.
 - Anticipate applying for a FY2020 USEPA Brownfields Revolving Loan Fund Grant in November 2019. The Brownfields RLF will be another "tool" for successful business development and investment in the County by providing no-interest or low-interest loans for eligible brownfield cleanups.
 - Current 2019 redevelopment projects that will be utilizing the Site Redevelopment Program FY2017 US EPA Brownfield Grant Funds:



\$43,000 – Former West Bend Brewery – Phase I & II ESAs



\$27,500 – Downtown Slinger Redevelopment Vision & Strategy

- SRP Sustainability Strategies - As outlined in the *Goals for Washington County Site Redevelopment Program – FY2017 Grant*, sustainability of the Site Redevelopment Program is of high importance to the SRC and Coalition Members. This SRP sustainability strategy will strengthen the program demonstrating to investors, redevelopers and lenders that Washington County has a robust sustainable program to help secure future investments into redeveloping brownfield sites throughout the County. Washington County, Coalition Members, local governments, the business community and residents will all benefit from a sustainable Site Redevelopment Program. Creating the SRP Sustainability Strategy Action Plan will be completed in 2020 followed by implementation.

Site Redevelopment Sustainability Strategy – 3 Components

Inventory, Site Selection & Prioritization Strategy

Communications & Marketing Strategy

Financial Sustainability Strategy



Attachment H

Rincon 225 Groundbreaking Ceremony



Washington County Site Redevelopment Program



Rincon 225 Groundbreaking City of Hartford (Northern Bookends Property)

Over \$50,000 of environmental assessment activities at the site were funded through the Washington County Brownfields Site Redevelopment Program (SRP).



Planning and Parks Department

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